**Department of Regulatory and Economic Resources**
**Development Services Division**
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# FINAL AGENDA

## Board of County Commissioners

**Stephen P. Clark Center, 2nd Floor Commissioners Chambers, 111 NW 1st Street, Miami, FL**

**Thursday, November 20, 2025 at 9:30 am**

**PREVIOUSLY DEFERRED**

| | | | | |
|---|---|---|---|---|
| 8A1. Z2023000233 | RRPVII BBI BISCAYNE, LLLP | 23-233 | 52-42-32 | N |
| 8A2. Z2024000188 | 1201 Brickell Bay, LLC, ET AL | 24-188 | 54-42-12 | N |
| 8A3. Z2024000270 | Miami Country Day School, Inc. | 24-270 | 52-42-31 | N |
| 8A4. Z2024000272 | UBC Miami, LLC | 24-272 | 53-41-35 | N |
| 8A5. Z2025000033 | Garden Place Development LLC | 25-33 | 52-42-04 | N |

**APPEALS**

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| 8B1. Z2024000030 | ARC Property Holdings, LLC | 24-30 | 54-40-10 | N |

**CURRENT**

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| 8C1. Z2023000094 | 18440 Ojus LLC | 23-94 | 52-42-04 | N |
| 8C2. Z2025000020 | Citinet Aventura LLC and Redlands Grove LLC | 25-20 | 56-39-14 | N |

**Miami-Dade County Department of Regulatory and Economic Resources**
**Staff Report to the Board of County Commissioners**

**PH: Z23-233** **November 20, 2025**
**Item No. 8A1**

| Recommendation Summary | |
|---|---|
| **Commission District** | 3 |
| **Applicant** | RRPVII BBI BISCAYNE LLLP |
| **Summary of Requests** | The application seeks to rezone the subject property from RU-3B (residential bungalows), RU-2 (duplex) and BU-2 (business district) to BU-2 (business district) in order to develop the property with a mixed-use project consisting of up to 430 multi-family residential units and 55,000 square feet of commercial space. Additionally, the application seeks to permit a proposed liquor package store to be spaced less than required by code, permit the residential and commercial buildings to occupy less of the required building frontage zone and permit certain parking spaces with no wheel stops. |
| **Location** | 11320, 11340 & 11380 Biscayne Boulevard, Miami-Dade County, Florida, Miami-Dade County, Florida. |
| **Property Size** | ± 7.76-gross (± 7.08-net) Acres |
| **Existing Zoning** | RU-2, Two-Family Residential District<br>RU-3B, Bungalow Court District<br>BU-2, Special Business District |
| **Existing Land Use** | Vacant Parcel |
| **2030-2040 CDMP Land Use Designation** | Business and Office **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20220008)**<br>(*see attached Zoning Recommendation Addendum*) |
| **Comprehensive Plan Consistency** | Consistent with interpretative text, goals, objectives and policies of the CDMP |
| **Applicable Zoning Code Section(s)** | Section 33-311, District Boundary Change,<br>Section 33-311(A)(3), Special Exception, Unusual use and New Uses,<br>Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations<br>(*see attached Zoning Recommendation Addendum*) |
| **Recommendation** | **Approval of request #1 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20220008) and approval with conditions of requests #2 through #4.** |

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20220008 to amend the CDMP, which the Board of County Commissioners (the Board) will hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

## BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

**PROCEDURAL HISTORY:**

This item was initially deferred from the February 22, 2024, meeting of the Board of County Commissioners (BCC) at the applicant's request and was subsequently deferred additional times. Most recently, on May 23, 2024, the BCC deferred the item indefinitely, with leave to amend, also at the applicant's request.

The public hearing for this item has not been held.

**REQUESTS:**

(1) DISTRICT BOUNDARY CHANGE from RU-3B, Bungalow Court District, RU-2, Two-Family Residential District and BU-2, Special Business District to BU-2, Special Business District.

(2) SPECIAL EXCEPTION to permit a liquor package store to be spaced less than the required 1,500' from another alcohol use.

(3) NON-USE VARIANCE to permit an aggregated building frontage of 23.6% (60% aggregated building frontage required).

(4) NON-USE VARIANCE to permit certain parking spaces with no wheel stops (wheel stops required).

**PROJECT DESCRIPTION:**

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20220008) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±7.76-gross (±7.08-net) acres subject parcel from "Business and Office and Medium Density Residential" to "Business and Office". The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) restricting the subject site to a mixed-use development program consisting of 55,000 sq. ft. of commercial uses and up to a maximum of 430 multi-family units; and set aside a minimum of twenty-five (25) of the units for persons within the income range of 60% to 140% of the median family income for Miami-Dade County as published annually by the U.S. Department of Housing and Urban Development.

The applicant seeks to permit a rezoning of the ±7.76-gross (±7.08-net) acres subject parcel from RU-3B, Bungalow Court District, RU-2, Two-Family Residential District and BU-2, Special Business District to BU-2, Special Business District in order to build a mixed-use development consisting of 55,000 sq. ft. of retail uses and 430 multi-family residential units on the subject property (request #1). Additionally, the applicant seeks to allow a proposed liquor package store on the commercial development to be spaced less than required from another alcohol use, a reduction in the required building frontage and to permit certain parking spaces with no wheel stops (requests #2, #3 and #4). Staff notes that the previous staff recommendation included an additional request for a special exception to permit a mixed-use development. This request was withdrawn, as the proposed rezoning of the entire parcel to BU-2 permits residential development as part of a mixed-use project, provided the development is located along a SMART Plan Corridor and complies with the Comprehensive Development Master Plan (CDMP) and the standards of Article XLV, Mixed-Use Corridor District (MCD). As said development is located along a SMART

Plan Corridor and in accordance with the CDMP and the property is developed in accordance with Article XLV.

In 2016, pursuant to Resolution No. R-523-16, the Board of County Commissioners (BCC) endorsed the SMART Plan, which called for the establishment of six (6) rapid transit corridors, among which was the Northeast Corridor. The limits of the Northeast Corridor are identified as being from Downtown Miami to the City of Aventura along the existing FEC rail corridor. Subsequently, pursuant to Ordinance No. 18-8, the BCC created the Miami-Dade County Transportation Infrastructure Improvement District (TIID), The TIID includes all properties located wholly, or within a ½ mile of the Northeast Corridor. In 2019, pursuant to Ordinance No. 19-7, the Comprehensive Development Master Plan (CDMP) was amended to allow vertical and horizontal mixed-use development along the Mixed-Use and Rapid Transit Activity Corridors, which includes the SMART Corridors. On February 19, 2020, the BCC adopted Ordinance No. 20-20 creating the mixed-use corridor district to implement the CDMP Mixed use development policies.

The subject property is currently a vacant parcel, as indicated in the letter of intent, and was previously developed as a mobile home park containing 61 units, along with two (2) commercial outparcels. Accordingly, the applicant now seeks to rezone the subject property to BU-2, to permit the future development of the property as permitted by the CDMP SMART Plan Regulations. As part of this application, the applicant has submitted a bubble plan that serves as a master plan generally depicting the anticipated roadway network, a preliminary plan for the residential development, and a preliminary general development program for the subject parcel. The exhibits indicate the development of property with the proposed mixed-use development. Based on the submitted letter of intent, the applicant intends to develop the overall subject property in phases, with each phase comprising a portion of both the eastern parcel and the western parcel. Attached "Exhibit A" consists of the subject property's general development plan depicting the location of the proposed uses. Additionally, the attached "Exhibit A" depicts a potential concept plan for the subject property and the specific development which would be further detailed through the Administrative Site Plan Review (ASPR) process. Staff notes that the proposed conceptual plan indicates that 12.5% of the units (53 units) will be set-aside for workforce housing households with incomes between 60 percent up to 140 percent of the Area Median Income (AMI).

| **NEIGHBORHOOD CHARACTERISTICS** | | |
|---|---|---|
| | **Zoning and Existing Use** | **Land Use Designation** |
| **Subject Property** | RU-2, RU-3B & BU-2; vacant parcel | Business and Office **(Subject to approval of the concurrent CDMP amendment)** |
| **North** | RU-2 & RU-3B; vacant | Medium Density Residential (13 to 25 DU/Ac) & Business and Office |
| **South** | RU-3M & BU-1A; vacant | Medium Density Residential With One Density Increase (DI-1) (26 to 60 DU/Ac) & Business and Office |
| **East** | BU-2; business | Business and Office |
| **West** | MCD & RU-2; vacant and duplex residences | Low Density Residential (2.5 to 6 DU/Ac) & Medium Density Residential (13 to 25 DU/Ac) |

**NEIGHBORHOOD COMPATIBILITY:**

The ± 7.76-gross (± 7.08-net) acres subject parcel is comprised of three parcels located at 11320, 11340 and 11380 Biscayne Blvd which front along Biscayne Boulevard to the east and NW 14 Avenue to the west. The property is within close proximity to the FEC Railway and lies within the ½ mile buffer area of the Northeast Corridor of the SMART PLAN. The parcels to the north and south are vacant but have approved plans or plans under review for mixed-use development. To the west, there are parcels zoned RU-2, developed with duplexes, as well as a parcel zoned MCD, planned for a mixed-use project. Properties to the east are zoned BU-2 and are developed with commercial/business uses.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to rezone the property to BU-2, Special Business District in order to develop the parcel with a mixed-use development which will provide additional retail and housing, including workforce housing, in this area of the County. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application lies within the urban infill area, where traffic concurrency does not apply, but that the application will generate an additional 143 PM peak hour vehicle trips. Staff notes that the application will add to the population in the area, impact water and sewer services, and may bring additional traffic and noise into the neighborhood.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

As previously mentioned, this property is the subject of a small-scale CDMP amendment application (CDMP20220008) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±7.76-gross (±7.08-net) acres subject parcel from "Medium Density Residential" & "Business and Office" to "Business and Office". The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, entertainment, cultural facilities, and residential uses*. The applicant seeks to rezone the subject parcel to BU-2, Special Business District, in order to develop the site with a mixed-use development consisting of 55,000 sq. ft. of retail and a 430 units multi-family residential development.

The CDMP Land Use Element interpretative text for Business and Office states that, *residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity.* When the above conditions are met, *residential development may be authorized to occur in the Business and Office category at a density up to one category higher than the LUP designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development or zoning if the adjacent or adjoining land is undeveloped whichever is higher.* Based on the foregoing, under the requested "Business and Office" CDMP land use designation, residential development on the subject site may be allowed

up to 125 dwelling units per net acre, as permitted on the adjoining "Business and Office" and "Medium Density Residential with One Density Increase (DI-1)" property to the south. This would allow the applicant to develop the 7.08-net acre subject site up to a maximum of 885 dwelling units. However, staff notes that the applicant has proffered a CDMP covenant as part of the CDMP amendment that limits the density to a maximum of 430 residential units and reserves a minimum of twenty-five (25) units for households with incomes between 60% and 140% of the Miami-Dade County median family income, as published annually by the U.S. Department of Housing and Urban Development. Based on the foregoing, staff opines that the density proposed under this application is **consistent** and, as demonstrated, well within the maximum numerical residential density allowed under the CDMP Density threshold, as well as within the maximum unit count approved under the concurrent CDMP application.

A section of the CDMP Land Use Element interpretative text indicates that *Compatibility shall be determined in accordance to Policy LU-4A.* The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff opines that the proposed development would be consistent with CDMP policies that require the County to give priority to redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development such as the application site, where urban services and facilities have the capacities to accommodate additional demand. As such, staff opines that the proposed 430-unit multi-family residential development would be **consistent** with the density and intensity allowed and would be **compatible** with the surrounding area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**.

Therefore, subject to the Board's approval of the CDMP amendment to allow the redesignation of the subject parcel to Business and Office on the CDMP LUP map, staff opines that the application would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Business and Office** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

## ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from RU-3B, Bungalow Court District, RU-2, Two-Family Residential District and BU-2, Special Business District to BU-2, Special Business District (request #1). As previously mentioned, this ±7.76-gross (±7.08-net) acres site is also the subject of a concurrent CDMP amendment application where the applicant seeks to re-designate the subject parcel from "Medium Density Residential and Business and Office" to "Business and Office". When the aforementioned request is analyzed under Section 33-311, District Boundary Change, staff opines that approval of a rezoning on the subject parcel to BU-2 would be **compatible** with the existing uses surrounding the application site. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that for the reasons explained in the Comprehensive Development Master Plan Analysis section, and contingent on the approval of the CDMP

amendment to redesignate the parcel to Business and Office, the request for a zone change on the subject site to BU-2 would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the natural transition of development trend in the surrounding area.

Staff notes that the BU-2 zoning district permits residential development as part of a mixed-use project, provided the development is located along a SMART Plan Corridor and complies with the Comprehensive Development Master Plan (CDMP) as well as Article XLV, Mixed-Use Corridor District (MCD) standards. The subject property is located within the 1/2 mile buffer area of the Northeast SMART Plan Corridor, the aforementioned FEC rail corridor, one of the six rapid transit corridors identified as part of the Strategic Miami Area Rapid Transit (SMART) Plan. On January 24, 2019, the BCC adopted Ordinance No. 19-7 approving CDMP policies to establish transit supportive densities and intensities for mixed-use projects located along the SMART Plan Corridors. The SMART Plan Corridor provisions that were adopted are part of the land use element's interpretive text for mixed use developments, and they provide that vertical mixed-use projects within a half mile of this corridor are eligible to be developed at certain intensities provided that the entire development fits within the building envelope established by the Floor Area Ratio (FAR) of up to 2.0 and a maximum density of 60 units per acre for properties located within the 1/4 mile buffer area and a FAR of 1.5 and a maximum density of 36 units per acre for properties located within the 1/2 mile buffer area.

Similarly, when analyzing the request to permit a liquor package store to be spaced less than the required 1,500' from another alcohol use (request #2), under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of the request with conditions would be **compatible** with the surrounding area. Staff notes that the Business and Office designation permits mixed-use uses *provided that the scale and intensity of the mixed-use development is not out of character with that of adjacent or adjoining development, does not detrimentally impact the area, and provides a sensitive, well-designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity*. The ±7.76-gross acre (±7.08-net acre) subject property consists of a vacant parcel that was previously developed with a mobile home park, which occupied approximately 5.27 acres of the site, along with two (2) commercial outparcels. However, as stated in the applicant's Letter of Intent, the aforementioned uses are no longer present on the property. Located to the north and south are vacant parcels with approved plans or plans under review for mixed-use development. To the west, there are parcels zoned RU-2, developed with duplexes, as well as a parcel zoned MCD, planned for a mixed-use project. Properties to the east are zoned BU-2 and are developed with commercial/business uses. Staff notes that the site is located within the buffer area of the SMART Corridor. Staff opines that the proposed development would further the County's policies giving priority to redevelopment of infill urban areas by providing for a residential use within proximity to employment centers and neighborhood retail uses, thereby allowing residents to live closer to where they work and to conveniently access goods and services. Based on the foregoing analysis, staff opines that the proposed mixed-use development would be **compatible** with the increasing residential density and ongoing development in the general area. The applicant has provided a liquor spacing survey which indicates that there are no existing religious facilities nor public schools within the required 2,500' spacing. The spacing survey indicates that there are four (4) existing alcoholic beverage uses spaced less than 1,500' from the proposed package store. Staff notes that two (2) closest beverage uses are located at 827' and 881' respectively and across from Biscayne Blvd. The other two (2) facilities are restaurants located at 978' and 1,278' from the subject property. Staff opines that the requested spacing variance is **compatible** with the area as the existing alcohol uses indicted on the spacing survey are not package stores.

The submitted master plans depict the subject site being developed with a mixed-use development of 55,000 sq. ft. of retail/grocery store and a 430 multi-family residential development. The plans illustrate the proposed residential development located on the site, with the commercial component situated to the rear of the residential building. The proposed residential component of the site will be housed in an 8-story building located along the rear of the property fronting along NE 14 Avenue with the proposed commercial development fronting along Biscayne Boulevard. The proposed development will have its main access along Biscayne Boulevard with a secondary means of ingress/egress along NE 14 Avenue. A parking garage within the building is proposed to serve the residential building. Staff notes that the submitted plans are a preliminary plan for the residential development, and a preliminary general development program for the subject parcel. Staff further notes that the proposed development complies with all the other zoning regulations regarding setbacks, heights of buildings, open space, lot coverage and landscaping. As designed, the proposed development, with the pedestrian and auto connectivity, buildings with heights and intensity that would be similar in scale to the surrounding area, as well as with its proposed landscaping, will produce a development that will be compatible with the neighborhood, is consistent with, and complements the overall development trend in the area. Staff further notes that the submitted is a general concept plan for the subject property and that the specific development for each phase of the project would be further detailed through the Administrative Site Plan Review (ASPR) process.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that the Department of Transportation and Public Works (DTPW) also reviewed the requests and has no objection to the application, subject to conditions set forth under Section IV, as specified in their memorandum. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum, state that they have no objections to the requests subject to conditions in their memorandum, and that the application lies within the urban infill area, where traffic concurrency does not apply, but that the application will generate an additional 143 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated June 9, 2025, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Department of Water and Sewer, and the Park, Recreation and Open Spaces (PROS) Department indicate no objections to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the application requests for a zone change and to build a 430-unit multi-family residential development on the subject property, would be **compatible** with the surrounding area in density and scale, will not detrimentally impact the area and provide a sensitive well-designed transition to the surrounding neighborhood. **Therefore, staff recommends approval of request #1 for a district boundary change to BU-2, Special Business District, under Section 33-311, District Boundary Change Subject to approval of the concurrent CDMP amendment Application No. CDMP20220008 and it becoming effective, and approval with conditions of request #2, under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

In order to implement the proposed mixed-use development on the subject property, the applicant is requesting an ancillary non-use variance to permit a building frontage of 23.6% (60% required)

(request #3) and to permit certain parking spaces on the rear of the proposed commercial building with no wheel stops (wheel stops required) (request #4). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff supports the aforementioned requests and opines that the approval of these requests with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area. Staff notes that the aforementioned request to permit a building frontage of 23.6% where 60% is required pursuant to Section 33-493(3)(c) of the County Code pertains to the proposed commercial building and opines that approval with conditions of the aforementioned variance would not result in an intensification of the visual impacts on the surrounding area. Staff notes that subject property has frontage on both Biscayne Boulevard and NE 14th Avenue and is an irregular quadrilateral in shape. The parcel is long and narrow, with the east property line oriented on a diagonal, which complicates the site design. Due to this irregular configuration and the prioritization of Biscayne Boulevard as the primary pedestrian and vehicular access point, it is not feasible to comply with the building placement and street frontage requirements along the east side of the property. The diagonal property line, combined with the parcel's narrowness, precludes the placement of a building within the frontage zone. In lieu of this, the conceptual design plan incorporates a plaza along the Biscayne Boulevard frontage, which will activate the street, encourage pedestrian activity, and provide a common open space amenity for the property. Staff notes that all proposed development on the site will comply with all other code requirements and that the proposed development will provide all required buffers in the form of a continuous row of street trees and shrubs, and that such landscaping elements will mitigate any visual or aural impacts generated by the request. Additionally, the applicant is seeking to permit certain parking spaces with no wheel stops. Staff is supportive of this request as the proposed parking spaces would comply with the minimum standards in the code. As such, staff opines that approval of requests #3 & #4 allows for a well-designed mixed-use development that is compatible with the neighborhood, provides for sufficient parking to meet the demands of the proposed development, and would maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community*. **Therefore, staff recommends approval with conditions of request #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** The submitted site plan depicts that the proposed development will have two (2) main ingress-egress point of direct vehicular and pedestrian access along Biscayne Boulevard, whereas a secondary ingress-egress point of access will be provided NE 14 Avenue. The plans indicate that a private pedestrian path connection shall be provided from the residential to the commercial development on the subject site. Parking and driveways are internal to the site, with the required parking for the commercial development provided as surface parking and the parking for the residential housed within a parking garage inside the building. The parking counts on the plan comply with the code minimums.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**RECOMMENDATION:**

**Approval of request #1 and approval with conditions of request #2 through #4. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20220008) and it becoming effective.**

**CONDITIONS FOR APPROVAL:** For requests #2 through #4 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That the applicant shall install all the required landscaping along the property lines prior to obtaining a Certificate of Occupancy.

3. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources as contained in the attached memorandum.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the attached memorandum.

ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

RRPVII BBI BISCAYNE LLLP
*PH: Z23-233*

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|---|---|
| Division of Environmental Resources Management (RER) | *No objection** |
| Platting and Traffic Review Section (RER) | *No objection** |
| Department of Transportation and Public Works (DTPW) | *No objection** |
| Fire Rescue Department | *No objection* |
| Water and Sewer Department (WASD) | *No objection** |
| Parks, Recreation and Open Spaces Department | *No objection** |
| Police Department | *No objection* |
| Building and Neighborhood Compliance (BNC) | *No objection* |
| Department of Solid Waste Management | *No objection* |
| Miami-Dade County Office of Historic Preservation (OHP) | *No objection* |
| **Subject to conditions in their memorandum.* | |

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

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| ***Business and Office (Page I-42)*** | *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.*<br><br>*Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site.* |

# ZONING RECOMMENDATION ADDENDUM

RRPVII BBI BISCAYNE LLLP
*PH: Z23-233*

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| | ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20220008)*** |
| ***Policy LU-4A (Page I-9)*** | *When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* |

## PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
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| ***Section 33-311 District Boundary Change*** | (A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*<br><br>*(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:*<br><br>*(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*<br><br>*(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;*<br><br>*(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*<br><br>*(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*<br><br>*(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.* |
| ***Section 33-311(A)(3) Special Exception, Unusual and New Uses*** | ***Special exceptions*** *(for all applications other than public charter schools),* ***unusual*** *and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida,* |

# ZONING RECOMMENDATION ADDENDUM

RRPVII BBI BISCAYNE LLLP

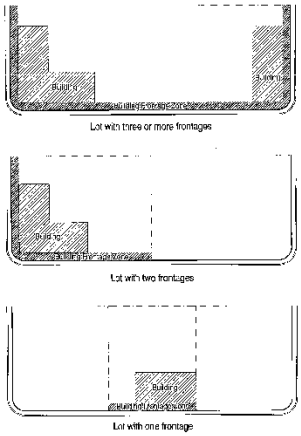
*PH: Z23-233*

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| | *would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.* |
| ***Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations*** | *Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.* |
| ***Section 33-150(A) Location of establishments.*** | *(A)Distance from other establishments. Unless approved as a special exception (Section 33-311(A)(3)), no premises shall be used for the sale of any alcoholic beverages, as defined herein, to be consumed on or off the premises where the structure or place of business intended for such use is located less than fifteen hundred (1,500) feet from a place of business having an existing, unabandoned, legally established (and not one (1) of the uses excepted from the spacing requirements hereinafter provided) alcoholic beverage use which permits consumption on or off the premises. The fifteen hundred (1,500) feet distance requirements shall be measured by following a straight line from the nearest portion of the structure of the place of business.* |
| ***Sec. 33-238. - Uses permitted*** | *No land, body of water, or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved, reconstructed, structurally altered, or maintained in any BU-1 District, which is designed, arranged, or intended to be used or occupied for any purpose, except for one or more of the following uses:*<br>*(1)Residential uses may be permitted as:*<br>*(a)A combination of permitted business uses and residential uses housed in the same building; the floor area of the residential use shall not exceed fifty (50) percent of the floor area of the building.*<br>*(b)In connection with a mixed-use development, provided that:*<br>*(i)Said development is located along a SMART Plan Corridor and in accordance with the CDMP; and*<br>*(ii)The property is developed in accordance with Article XLV.* |
| ***Section 33-493(3)(c) Minimum Building Frontage Required.*** | *(c) Minimum Building Frontage Required.*<br>*(i) All buildings, except accessory buildings, shall have frontage along or within the building frontage zone. The frontage length of a single building or the aggregate frontage length of multiple buildings shall comply with the following, as further illustrated in the figures below:*<br>*a. Lots with one frontage: 70 percent.*<br>*b. Lots with two frontages: 60 percent.*<br>*c. Lots with three or more frontages: 50 percent.* |

# ZONING RECOMMENDATION ADDENDUM

RRPVII BBI BISCAYNE LLLP

*PH: Z23-233*

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| |  |
| ***Section 33-122(3)(a)*** | *(3) Anti-ram fixtures and parking bumpers. Anti-ram fixtures and parking bumpers shall be used to visually and physically separate vehicular and pedestrian areas, in accordance with the following:*<br>*(a)Where a parking space heads into and abuts a walkway surrounding a commercial use, the paved 18-foot parking space length shall be provided a wheel stop or curb at 16 feet, or an anti-ram fixture at 18 feet, in order to prevent extension of the vehicle over any portion of the provided walkway width.*<br>*(b)As provided in Section 33-310.4 for commercial uses, when head-in parking is located directly adjacent to a storefront, an anti-ram fixture shall be required.* |

*Building and Neighborhood Compliance*

***ENFORCEMENT HISTORY***

| | |
|---|---|
| RRPVII BBI BISCAYNE, LLLP | 11320 BISCAYNE BLVD<br>11340 BISCAYNE BLVD<br>11380 BISCAYNE BLVD<br>MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |
| Pending | Z2023000233 |
| **DATE** | **HEARING NUMBER** |

**FOLIO: 30-2232-000-0120, 30-2232-000-0150, and 30-2232-000-0151**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**
October 28, 2025

**NEIGHBORHOOD REGULATIONS:**
**Folio No.: 30-2232-000-0120**
**Case No. 202504004478** was opened on 09/26/2025. Warning Notice **W478002** was issued on 09/26/2025 for "*FAILURE TO REMOVE GRAFFITI FROM COMMERCIAL PROPERTY, TO WIT: GRAFFITI ON GREEN PRIVACY MESH AFFIXED TO CHAIN-LINK FENCE ALONG THE FRONT PROPERTY LINE*." Since compliance was not met, Civil Violation Notice **T133172** was issued on 10/06/2025 for *"FAILURE TO REMOVE GRAFFITI FROM COMMERCIAL PROPERTY, TO WIT: GRAFFITI ON GREEN PRIVACY MESH AFFIXED TO CHAIN-LINK FENCE ALONG THE FRONT PROPERTY LINE*." Citation was paid on 10/14/2025. **There are no outstanding fees**.

**Folio No.: 30-2232-000-0151**
**Case No. 202404005936** was opened on 12/20/2024. Warning Notice **W454791** was issued on 01/09/2025 for "*NO STRUCTURE, LAND OR WATER, SHALL BE USED OR ANY EXISTING USE ENLARGED, OR ANY NEW USE MADE WITHOUT FIRST OBTAINING A CERTIFICATE OF USE (C.U.), TO WIT: OPERATING 'BISCAYNE BREEZE MOBILE HOME PARK, LLC' WITHOUT A VALID MIAMI-DADE COUNTY CERTIFICATE OF USE. CEASE AND DESIST; OR OBTAIN A CERTIFICATE OF USE. CONTACT ZONING PERMITS AT 786-315-2660*." A compliance inspection conducted on 01/13/2025 revealed that the violation was corrected. **Case is closed**.

**Folio No.: 30-2232-000-0150**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Folio No.: 30-2232-000-0120**

**Case No. 20230223328B** was opened on 08/04/2023. A Notice of Violation was issued on 08/04/2023 for *"Failure to obtain required building permit(s) prior to commencing work on: electrical panel installations*." **Case was closed due to change of ownership. New Case Number 20250237958 was opened.**

**Case No. 20250237958B** was opened on 04/11/2025. A Notice of Violation was issued on 04/11/2025 for "*Failure to obtain required building permit(s) prior to commencing work on: FBC 105.1 violation(s); Illegal electrical installation*." A compliance inspection conducted on 08/27/2025 revealed that the violation was corrected. **Case is closed**.

**Case No. 20140165643B** was opened on 03/10/2024. A Notice of Violation was issued on 01/13/2015 for "*Failure to obtain required building permit(s) prior to commencing work on: Illegal electrical installations*." Since compliance was not met, the following citations were issued on 03/09/2028: **P023910** "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK ON ELECTRIC AND SERVICE INSTALLATION*" and **P023911** "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK ON ELECTRIC AND SERVICE INSTALLATION*." A lien was recorded on 09/25/2019 under book 31615/page 3930, the lien was subsequently cancelled on 12/29/2022 under book 33521/page 633. **Case is closed.**

**Folio No.: 30-2232-000-0151**

There are no open/closed cases in CMS.

**Folio No.: 30-2232-000-0150**

**Case No. 20130157118X** was opened on 01/04/2013. A Notice of Violation was issued on 03/06/2023 for "Failure to maintain a building, structure, device or part thereof in a safe condition as evidenced by all work not being complete and/or not having obtained final inspection approval under Permit No. MECH CAT 0003 PERMIT 2001030243." Since compliance was not met, Citation **P012462** was issued on 06/27/2013 for "*FAILURE TO MAINTAIN A BUILDING OR STRUCTURE IN A SAFE CONDITION OR FAILURE TO MAINTAIN DEVICES OR SAFEGUARDS IN GOOD WORKING ORDER FOR WORK UNDER PERMIT NUMBER 2001030243*." A lien was recorded on 10/29/2014 under book 29369/page 2592. The lien was subsequently satisfied on 03/15/2023. Compliance was confirmed on 10/28/2025. **This case is in review for closing**.

**OUTSTANDING LIENS AND FINES**:

There are no outstanding liens or fines.

# Memorandum

MIAMI-DADE COUNTY

**Date:** June 9, 2025

**To:** Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

**From:** Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

**Subject:** Z2023000233-6th Review
RRPVII BBI Biscayne LLLP

11320, 11340, and 11380 Biscayne Boulevard
1. Rezoning of the Property from RU-3B, RU-2, and BU-2, to BU-2;
2. Deletion of Resolution No. 4-ZAB-67-71;
3. Special Exception to permit a mixed-use multi-family development pursuant to the RTZ SMART Corridor Subzone regulations and County Code Section 33C-3.1;
4. Non-use variance from the frontage zone requirement for a property with two frontages to permit 39.4% on the NE 14th Avenue frontage where 60% is required pursuant to County Code Section 33-493(3)(c);
5. Special Exception to permit the sale of alcoholic beverages pursuant Section 33-150;
6. Non-use variance from the requirement to provide wheel stops at all parking spaces
(RU-3B, RU-2, and BU-2) (7.08 acres)
32-52-42

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DERM is currently reviewing concurrent application No. CDMP20220008. If the CDMP application is denied, then DERM recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, DERM's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal contingent upon the CDMP application CDMP20220008 being approved and remaining in effect.

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection

provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

DERM has reviewed the proposed site plan stamped received by Miami Dade County on May 16, 2025 which indicates the removal/relocation of non-specimen and specimen tree resources. The applicant has not provided any information about the specimen trees. DERM cannot determine that this project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Please note that the Code generally requires the preservation of specimen trees and the standards in the Code for removal/relocation of specimen trees are stricter than for removal of non-specimen trees. This review does not constitute DERM approval of the proposed site plan. Pursuant to the RTZ Smart Corridor Subzone standards, a more detailed administrative site plan will be required for the administrative site plan review.

The applicant is advised to contact the Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

*The applicant or design professional may schedule to meet with the reviewer on the submittal to discuss deficiencies prior to the next submission. Contact the reviewer, Jackelyn Alberdi via email at* Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov *or by telephone at (305) 372-6693 or by requesting an appointment online using the MeetQ portal and selecting the reviewer and an available appointment time. https://www.miamidade.gov/Apps/RER/meetq/portal*

**Condition of approval:**

1. **The administrative site plan to be submitted for administrative site plan review shall be prepared in accordance with the preservation and protection standards in Chapter 24 of the Code.**

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and public sanitary sewers are currently abutting the subject property. Public water and sanitary sewers services are provided by the City of North Miami. Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed mixed-use development that includes apartments and retail shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

The subject property is currently connected to an onsite private sewer pump station (PSO 99-0121A) which is currently under Temporary Moratorium status, in accordance with the USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013) for issues not related to this application. Further, the sewer flows to be generated by the proposed project (59,500 gallons per day) would place private pump station 99-121A out of compliance. DERM cannot issue Sewer Capacity

Certification nor approve building permits or Certificates of Use until private pump station 99-0121A is operating in compliance with the USEPA/FDEP Consent Decree (Case: N0. 1:12-cv-24400-FAM, effective December 6, 2013).

Please contact the DERM Water and Wastewater Division (305)372-6920 for additional information regarding the private pump station status.

With respect to the Temporary Moratorium, these issues are specific to the private pump station which is located on the subject property and are not related to MDWASD sewer transmission and treatment capacity. MDWASD has sufficient transmission and treatment capacity to manage the sewer flow for the proposed development.

*Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

**Conditions of Approval: That the owner submit a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.**

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 25-year, 3-day storm event as per section 24.42.8(4)(i) of the Code.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system. The applicant is advised to contact the DERM Water Control Section (305)372-6681 for further information regarding permitting procedures and requirements.

**Conditions of Approval: None**

Air Quality Preservation Review

The proposed development would require the demolition of existing structures. 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

"Demolition" is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility.

The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, Division of Environmental Resources Management - Air Quality Management (AQM), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

DERM Enforcement History Review

The subject property has no open and four (4) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Additionally, a review records associated with the above DERM Enforcement case revealed the following:

Folio no. 30-2232-000-0150:

BISCAYNE BREEZE MOBILE PARK (DERM closed case no. COM-78386)

- Unpaid penalties: $0.00
- Paid penalties & surcharge: $510.00 (UCVN No. B227738) Unpaid Administrative Costs: $0.00
- Paid Administrative Costs: $0.00
- Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00 Unpaid Liens: $0.00
- Paid/satisfied Liens: $0.00

Folio No. 30-2232-000-0151:

SSES CASE: BISCAYNE BREEZE PARK (DERM closed case no. PSO-121):

- Unpaid penalties: $0.00
- Paid penalties & surcharge: $2110.00 (UCVN No. 937607) Unpaid Administrative Costs: $0.00
- Paid Administrative Costs: $0.00
- Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00 Unpaid Liens: $0.00
- Paid/satisfied Liens: $0.00

ET READINGS BISCAYNE BREEZE PARK (DERM closed case no. PSO-121):

- Unpaid penalties: $0.00
- Paid penalties & surcharge: $2110.00 (UCVN No. B012610) Unpaid Administrative Costs: $0.00
- Paid Administrative Costs: $0.00
- Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00 Unpaid Liens: $0.00
- Paid/satisfied Liens: $0.00

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same

meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 28, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

**From:** Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

**Subject:** Zoning Application Comments - Abbot Financial, Inc., ET AL
Application No. Z2023000233 (Revision No. 3) - (Previous App. No. Z22-029 and CDMP20220008)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process. This application is associated with CDMP Application No. CDMP20220008.

The subject application is within North Miami's water and sewer service area. At the time of development, the applicant is advised to consult with the respective Utility for any infrastructure that they may have in their service area.

Application Name: Abbot Financial, Inc., ET AL

Location: The proposed project is located on approximately 7.08 acres at 11320, 11340, and 11380 Biscayne Boulevard, with Folio Nos. 30-2232-000-0120, 30-2232-000-0150, and 30-2232-000-0151, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is proposing a mixed-use development of 430 apartment units and 55,000 sq. ft. of retail space, along with the following requests:

- Rezoning of the property from RU-3B (Bungalow Court District), RU-2 (Two-Family Residential District), and BU-2 (Special Business District) to BU-2 (Special Business District).
- Deletion of Resolution No. 4-ZAB-67-71, as it is no longer applicable to the development of the property.
- Non-use variance from the frontage zone requirement for a property with two frontages to permit a combined frontage on NE 14th Avenue and Biscayne Boulevard of 23.6% where a combined 60% frontage is required pursuant to County Code Section 33-493(3)(c).
- Special Exception to permit the sale of alcoholic beverages pursuant to County Code Section 33-150.
- Non-use variance from the requirement to provide wheel stops at all parking space pursuant to County Code Section 33-122.

The estimated total water demand for the proposed project will be 63,550 gallons per day (gpd).

Water: The proposed development is located within the City of North Miami's water service area, but the water is supplied by WASD. North Miami is a water wholesale customer of WASD. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

A Water Supply Certification (WSC) will be required from WASD for the proposed development. Said Certification will be issued at the time of development when a WASD Ordinance letter is issued. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to: http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program, please go to: http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to: http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

North Miami is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the Utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (NDWWTP). The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9,

2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov

# Memorandum

MIAMI-DADE COUNTY

**Date:** June 26, 2025

**To:** Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department

**From:** Raul A. Pino, PLS
Chief
Regulatory and Economic Resource Department

**Subject:** DIC 23-233
Name: Abbot Financial, Inc., Royal Flagg Jonas Revocable Trust, Barbara Jonas Revocable Trust,
Section 32 Township 52 South Range 42 East

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I. PROJECT LOCATION:

The property is located on the west side of Biscayne Boulevard at NE 114 Street.

II. APPLICATION REQUEST:

This application is requesting a district boundary change from RU-3B, RU-2 and BU-2 to BU-2 and special exemption to permit multi-family.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the north and south is provided by Biscayne Boulevard and NE 14 Avenue.

IV. RECOMMENDATION:

**The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.**

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on the Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

**143 additional PM** Peak Hour trips are generated by the proposed redevelopment of the property.

***Please note that this application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.***

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

B. Cardinal Distribution

| | | | |
|---|---|---|---|
| North | 38 % | East | 6 % |
| South | 24 % | West | 32 % |

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

**Station 9294** located on NE 16 Avenue south of NE 123 Street, has a maximum LOS **"E+20%"** of **1,522** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,396** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9294** with its PHP and assigned vehicles is at LOS **"E+10%"**. The **10** vehicle trips generated by this development when combined with the **1,396** and those previously approved through Development Orders, **0**, equal **1,406** and will cause this segment to have LOS **"E+11%"** whose range is up to 1,522.

**Station F-0524** located on Biscayne Boulevard south of NE 123 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,538** vehicles and **130** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0524** with its PHP and assigned vehicles is at LOS **"D"**. The **80** vehicle trips generated by this development when combined with the **2,538** and those previously approved through Development Orders, **130**, equal **2,748** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

**Station F-1023** located on NE 125 Street west of N Bay Shore Drive, has a maximum LOS **"E"** of **3,040** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,049** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1023** with its PHP and assigned vehicles is at LOS **"D"**. The 7 vehicle trips generated by this development when combined with the **2,049** and those previously approved through Development Orders, **0**, equal **2,056** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

**Station F-2556** located on Biscayne Boulevard north of NE 104 Street, has a maximum LOS **"E+50%"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3,768** vehicles and **46** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2556** with its PHP and assigned vehicles is at LOS **"E+26%"**. The **27** vehicle trips generated by this development when combined with the **3,768** and those previously approved through Development Orders, **46**, equal **3,841** and will cause this segment to have LOS **"E+27%"** whose range is from 3,040 to 4,560.

**Station F-0126** located on NE 125 Street east of NE 6 Avenue, has a maximum LOS **"E+20%"** of **3,648** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,827** vehicles and **81** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0126** with its PHP and assigned vehicles is at LOS **"D"**. The **19** vehicle trips generated by this development when combined with the **1,827** and those previously approved through Development Orders, **81**, equal **1,927** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. SITE PLAN CRITIQUE:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 10, 2025

**To:** Eric Silva, Assistant Director
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

**Subject:** Z2023000233

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The Miami-Dade Fire Rescue Department has **no objection** to the proposed rezoning of the property and modification of existing resolution described in the letter of intent uploaded in "EnerGov" on 07/9/2025. Any future site plan will need separate approval.

Note: A cursory review of the site plan uploaded in "EnerGov" on 7/9/2025 with this application identified the following items:

*Future site plan must identify the locations of the required fire department aerial apparatus set-up sites. Fire department aerial apparatus set-up sites shall be provided at each building over 3 stories in height. Set-up sites shall be located at a minimum on two sides of the building at the approximate center of each side for firefighting and rescue operations. Depending upon the building configuration, additional set-up sites may be required by the AHJ. Sites shall be no closer than 10 feet and no further than 30 feet from any building. Dimensions between set-up site and building must be identified on plan. Each site shall be a minimum 21 feet wide and 47 feet long with a cross slope no greater than 5 percent. Sites shall not be located over parking spaces, curbs, swales, or landscape areas. Sites must be located so that overhead power lines do not obstruct aerial ladder access to the building. Sites shall be designed and maintained to support a minimum of 32 tons and shall also be capable of withstanding any point forces resulting from outriggers.*

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

# Memorandum

**DATE:** June 12, 2025

**TO:** Jerry Bell, AICP
Assistant Director – Planning Division
Department of Regulatory and Economic Resources (RER)

**FROM:** Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Infrastructure Planning Division
Department of Transportation and Public Works (DTPW)

**SUBJECT:** Review of Project No. Z2023000233
RRPVII BBI Biscayne, LLLP
DTPW Project No. OSP173

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**Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions:**

**PROJECT LOCATION**

The property is located at 11320, 11340 and 11380 Biscayne Blvd. Miami, FL 33181. The subject property is in Miami-Dade County, Florida, it is also located within the Urban Development Boundary and within the Miami-Dade County Urban Infill Area.

**CONDITIONS/RECOMMENDATIONS:**

**I. <u>Transportation Planning and Policy Division:</u>**

**A. Conditions**

1. The Applicant shall ensure that the sidewalks along Biscayne Blvd. and NE 14th Avenue be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to bus stops.
2. The Applicant shall provide enhanced crosswalks or additional pavement markings if approved by Traffic Engineering Division (TED) when crossing NE 14th Ave and Biscayne Blvd. to clearly delineate where pedestrians should be. This will promote walkability to nearby bus stops and future commuter rail stations.
    a) The applicant shall coordinate additional improvements to NE 14th Avenue for enhanced pedestrian and bicycle pathways to future Northeast Corridor transit stop at NE 123rd Street. This will ensure a safe connected network to future commuter rail station.
3. Due to the proposed density of the project, and the proximity to the Northeast Corridor, the applicant shall provide dedicated spaces for the

addition of bicycle and micro-mobility device parking near the entrances to the residential buildings and retail space.
    a. Wave style bicycle racks are discouraged. DTPW encourages the use of inverted-U style bike racks or other bike racks that allow for two or more points of connection.
4. The applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network, existing and proposed Transit Stops.
    a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
5. The applicant shall coordinate with on the proposed solutions to provide adequate space for Transit on-demand services. Additionally, the Applicant should provide an ADA compliant Drop-off/Pickup Zone within the site that can accommodate passenger vans.
6. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided.

**Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the conditions above.**

## II. Traffic Engineering Division:

Development of this site requires that the following outstanding comments are addressed at the time of administrative site plan review (ASPR):

### A. Traffic Study Review Conditions

1. Based on the letter of intent, the subject development proposes 400 dwelling units and 112,018 square feet of retail space. Preliminary review of the proposed uses reveals that a Traffic Impact Study Level III is required for the subject development. Follow the traffic engineering division's standard methodology as guidance for the development of the study. The traffic study must include Biscayne Blvd Investments (Z2022000029) and Integra Investments LLC (Z2020000198) as committed developments.
2. Study must evaluate the need and provide recommendations for dedicated left and right turn lanes at the proposed entrances.
3. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure to improve safety and operations within the area of influence.
4. A queuing analysis is required if the proposed entrance (parking lot, garage or any driveway) will be controlled by gates including in the design the location of the turnaround.

### B. Recommendations

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements.
2. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).
3. A minimum of a 6' sidewalk must be kept within public right-of-way.
4. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
5. Driveways must be designed as per FDOT standard 515.
6. Biscayne Boulevard (SR 5) is part of the State of Florida Highway system. Any improvements within the right of way of Biscayne Boulevard requires review and approval by the Florida Department of Transportation. Please note that driveway connections along Biscayne Boulevard must meet FDOT access management requirements. Contact the district office at 305-470-5367 for driveway permits. All improvements/dedications must be approved by FDOT.
7. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

**Please contact Anamersy Arce at Anamersy.Arce@miamidade.gov if you have any questions on the conditions above.**

**If you have any questions concerning the overall review conditions, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.**

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

# Memorandum

**Date:** Thursday, June 5, 2025

**To:** Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

**From:** Miguel Soria, P.E. *Miguel Soria*
Assistant Director Highway Engineering
Department of Transportation and Public Works

**Subject:** DIC Z2023000233
Name: Abbot Financial, Inc. ET AL

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I. PROJECT LOCATION:

The property is located on the west side of Biscayne Boulevard at NE 114 Street.

II. APPLICATION REQUEST:

The application is requesting a special exemption to permit a mixed-use multi-family development pursuant to the RTZ SMART Corridor subzone regulations and County Code Section 33-C-3.1.

III. RECOMMENDATION:

**Miami-Dade County Department of Transportation and Public Works (DTPW) does not object to this application subject to the conditions in Section IV.**

IV. CONDITIONS:

Development of this site requires that the following outstanding comments are addressed at the time of administrative site plan review (ASPR):

## I. TRAFFIC STUDY REVIEW COMMENTS

1. Based on the letter of intent, the subject development proposes 400 dwelling units and 112,018 square feet of retail space. Preliminary review of the proposed uses reveals that a Traffic Impact Study Level III is required for the subject development. Follow the traffic engineering division's standard methodology as guidance for the development of the study. The traffic study must include Biscayne Blvd Investments (Z2022000029) and Integra Investments LLC (Z2020000198) as committed developments.
2. Study must evaluate the need and provide recommendations for dedicated left and right turn lanes at the proposed entrances.

3. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure to improve safety and operations within the area of influence.

4. A queuing analysis is required if the proposed entrance (parking lot, garage or any driveway) will be controlled by gates including in the design the location of the turnaround.

## II. SITE PLAN REVIEW COMMENTS

5. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements.

6. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).

7. A minimum of a 6' sidewalk must be kept within public right-of-way.

8. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.

9. Driveways must be designed as per FDOT standard 515.

10. Biscayne Boulevard (SR 5) is part of the State of Florida Highway system. Any improvements within the right of way of Biscayne Boulevard requires review and approval by the Florida Department of Transportation. Please note that driveway connections along Biscayne Boulevard must meet FDOT access management requirements. Contact the district office at 305-470-5367 for driveway permits. All improvements/dedications must be approved by FDOT.

11. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

Cc: Raul A. Pino, PLS, Department of Regulatory and Economic Resources

Yamilet A. Senespleda, P.E., Traffic Engineering Division Chief, Department of Transportation and Public Works

Josenrique Cueto, P.E., Chief Project Delivery Officer, Department of Transportation and Public Works

Jose Rivero, Zoning Evaluation Supervisor, Department of Regulatory and Economic Resources

James Byers, Chief, Regulatory and Economic Resources Zoning and Public Works Plan Review Division

**From:** HERRERA, ANA I
**To:** Lizbeth Bueno; Tracy Slavens
**Cc:** Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER)
**Subject:** Preliminary School Concurrency Analysis for Abbot Financial, Inc., ET AL (Z2023000233) (PH3025061200393)
**Date:** Wednesday, June 18, 2025 1:26:00 PM
**Attachments:** Abbot Financial, Inc., ET AL (Z2023000233) (PH3025061200393).pdf

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Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 430 units, which generate 56 students (29 at the elementary, 13 at the middle, and 14 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,


**Ana Herrera**
**District Coordinator**
**Growth Management**
Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603

**Concurrency Management System (CMS)**
**Miami-Dade County Public Schools**

# Miami-Dade County Public Schools

***Concurrency Management System***
**Preliminary Concurrency Analysis**

| | | | |
|---|---|---|---|
| MDCPS Application Number: | **PH3025061200393** | Local Government (LG): | **Miami-Dade** |
| Date Application Received: | **6/12/2025 3:00:03 PM** | LG Application Number: | **Z2023000233** |
| Type of Application: | **Public Hearing** | Sub Type: | **Zoning** |

Applicant's Name: **Abbot Financial, Inc., ET AL**
Address/Location: **11320, 11340, and 11380 Biscayne Boulevard**
Master Folio Number: **3022320000120**
Additional Folio Number(s): ***3022320000150, 3022320000151,***

PROPOSED # OF UNITS: **430**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **430**

| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|---|---|---|---|---|---|---|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 5005 | DAVID LAWRENCE JR K-8 CENTER (ELEM COMP) | -22 | 29 | 0 | NO | Current CSA |
| 5005 | DAVID LAWRENCE JR K-8 CENTER (ELEM COMP) | 0 | 29 | 0 | NO | Current CSA Five Year Plan |
| 5006 | DAVID LAWRENCE JR K-8 CENTER (MID COMP) | 79 | 13 | 13 | YES | Current CSA |
| 7048 | ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY | -248 | 14 | 0 | NO | Current CSA |
| 7048 | ALONZO AND TRACY MOURNING SENIOR HIGH BISCAYNE BAY | 36 | 14 | 14 | YES | Current CSA Five Year Plan |
| **ADJACENT SERVICE AREA SCHOOLS** | | | | | | |
| 3661 | NATURAL BRIDGE ELEMENTARY | 152 | 29 | 29 | YES | Adjacent CSA |

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

# Memorandum

MIAMI-DADE COUNTY

**Date:** June 13, 2025

**To:** Nathan Kogon, Assistant Director
Development Services Division
Regulatory and Economic Resources Department

**From:** Alejandro Zizold, Chief, Planning and Research
Planning & Design Excellence Division
Parks, Recreation and Open Spaces Department

**Subject:** Z2023000233 – Abbot Financial Inc V3

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**Applicant Name:** RRPVII BBI BISCAYNE LLLP.

**Project Location:** The subject property is ±7.08 acres and it is located 11380 Biscayne Blvd, in unincorporated Miami-Dade County, Florida (Folios: 30-2232-000-0151, -0150, -0120). The property is zoned Business Districts (BU-2), Two-Family Residential District (RU-2), and Bungalow Court District (RU-3B). The current land uses are Mobile Home Parks and Permanent Mobile Homes, and Sales and Services.

**Proposed Development:** The applicant seeks an Administrative Site Plan Review (ASPR) for the development of 430 multifamily residential units. The applicant concurrently seeks rezoning of the property to Special Business District (BU-2); a special exception to permit a mixed-use multifamily development in the SMART Corridor; non-use variance from the frontage requirement; special exception to permit the sale of alcoholic beverages; non-use variance from the requirement to provide wheel stops; lastly, the deletion of Resolution No. 4-ZAB-67-71 as it is no longer applicable.

**Current Park Benefit District Area Conditions**: County-owned park and recreation facilities, both areawide parks and local parks, serving Park Benefit District 1 (PBD 1) are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A which lists the name, classification, acreage, and type of recreation facility for each park.

The development will be within close proximity to the planned Flagler Trail, which serves the local community, and allows for pedestrian and bicycle friendly pathways for commuting and recreational purposes.

**Table A - County Parks (Local)**
**Within a 3 Mile Radius of Application Area.**

| PARK NAME | ADDRESS | CLASSIFICATION | ACREAGE | TYPE |
|---|---|---|---|---|
| BISCAYNE SHORES AND GARDENS PARK | 11525 NE 14 AVE | COMMUNITY PARK | 6.49 | LOCAL |
| MILITARY TRAIL PARK | 825 NE 89 ST | NEIGHBORHOOD PARK | 1.66 | LOCAL |
| NORTH SHORECREST PARK | 801 NE 88 ST | NEIGHBORHOOD PARK | 1.12 | LOCAL |
| OAK PARK | 620 NW 117 ST | MINI-PARK | 0.7 | LOCAL |
| SOAR PARK | 100 NW 83 ST | COMMUNITY PARK | 2.9 | LOCAL |

**Impact and Demand:** The proposed development includes a total of 430 multifamily dwelling units. The proposed residential units would generate a residential population of 907 people resulting in an estimated impact of 2.49-acres of local parkland when analyzed using Miami-Dade County's minimum Level of

Service standard for the provision of local recreation open space. The project site is in PBD 1, which currently meets park concurrency requirements.

**Recommendations:**

- In anticipation of increased residential population, that will impact the local park system, PROS asks the applicant to meet with the Department to discuss the option to convey parkland in-lieu of park impact fees. The expected impact to the local park system amounts to 2.51-acres. Please contact PROS with the contact information below to arrange the meeting and to assess the options for conveyance.
- Please include as many onsite outdoor open space amenities as feasible, including but not limited to landscape areas, gathering spaces, benches, exercise equipment, etc.
- PROS recommends highly visible bicycle parking stations are provided as part of the development to encourage use of local County trail networks, and promote non-motorized transportation.
- Please provide a hardscape and detailed landscape plans that includes tree-lined streets and pedestrian pathways to provide a more shaded and walkable area per the Great Streets Vision identified in the Miami-Dade County Open Space Master Plan (OSMP).

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

Objective ROS-2
*Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.*

ROS-3B
*The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.*

Objective ROS-8
*The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international community.*

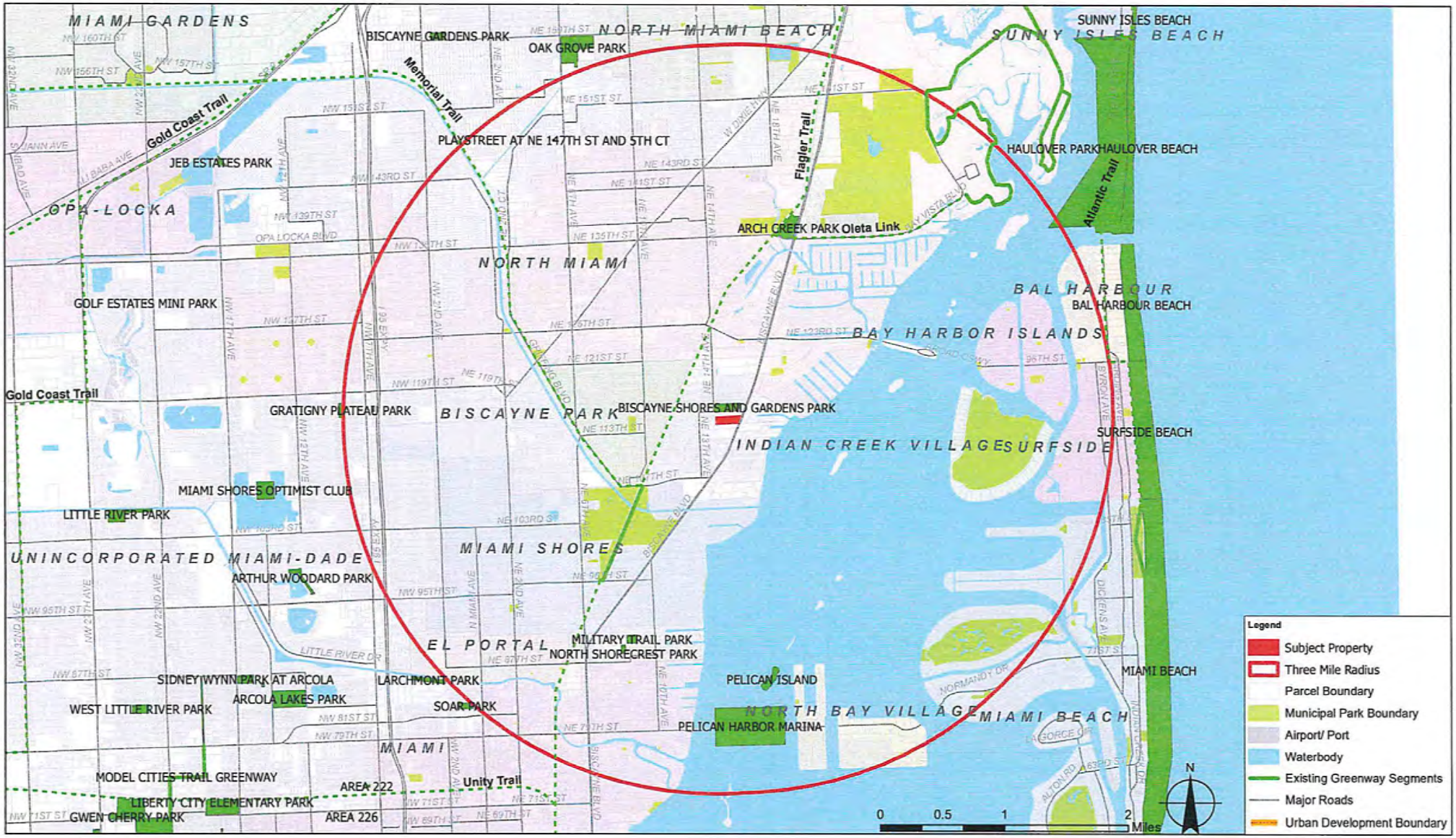
Based on our findings described herein, **PROS has no objection to this application.**

If you need additional information or clarification on this matter, please contact Sol Kohen, Park Planner II, at (305) 755-7821 or sol.kohen@miamidade.gov.

AZ: at sk

Attachments

# FIGURE 1: Z20230000233 - ABBOT FINANCIAL INC
# MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Miami-Dade Sheriff's Office

# Memorandum

**Date:** July 11, 2025

**To:** Eric Silva, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

**From:** Rosie Cordero-Stutz, Sheriff
Miami-Dade Sheriff's Office

**Subject:** Review – Zoning Application – Case: No. Z2023000233
RRPVII BBI Biscayne, LLLP. (**REVISION**)

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**APPLICATION:**

The applicant, RRPVII BBI Biscayne, LLLP., is requesting to amend the number of apartment units from 400 to 430. The 7.08-acre property is located at 11320, 11340, and 11380 Biscayne Boulevard in unincorporated, Miami-Dade County, Florida.

**CURRENT POLICE SERVICES:**

The proposed development will be serviced by our Intracoastal District located at 15665 Biscayne Boulevard, Miami, Florida. At the time of this project request in 2024, the district received two zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

**APPLICATION REVIEW:**

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess the impact on MDSO resources in light of the proposed zoning modifications. This application is requesting to amend the number of apartment units from 400 to 430.

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of one additional sworn deputy is required, with an estimated cost of $123,335. This estimate may change pending further information from the developer regarding the number and type of dwelling units.

Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning & Special Projects Office, at 305-471-2167, or via e-mail at gbd@mdso.com.

RCS/jhb

# Memorandum

MIAMI-DADE COUNTY

**Date:** 07/09/2025

**To:** Eric Silva, AICP, Assistant Director
Regulatory and Economic Resources Department

**From:** Aneisha Daniel, PhD, Director
Department of Solid Waste Management

**Subject:** RRPVII BBI BISCAYNE LLLP RTZ – (Z2023000233)

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The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

**Application:** The applicant, RRPVII BBI BISCAYNE LLLP is requesting a rezoning of the Property from RU-3B, Bungalow Court District, RU-2, Two-Family Residential District and BU-2, Special Business District to BU-2 Special Business District, also the deletion of Resolution No. 4-ZAB-67-71 (as it is no longer applicable to the development of the Property), and a Special Exception to permit a mixed-use development of up to 430 multi-family residential units and 55,000 square feet of retail use. As the Property is located in the Rapid Transit Zone ("RTZ") SMART Corridor Subzone, the County retains jurisdiction over land development-related requests pursuant to Chapter 33C of the County Code.

**Size:** The subject property is approximately +/-7.08 acres in size.

**Location:** The property is located on the west side of Biscayne Boulevard at NE 114 Street, in Miami, Florida.

**Analysis:**

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities, private waste haulers, and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 20, 2024, which is valid through September 30, 2025, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is no solid waste disposal facility within 2.5 miles, transfer facility within 1.5 miles, or a collection facility within ¼ mile of the subject property.

2. Garbage and Trash Collection Services

Should the request be approved and built as proposed, the resulting development would meet the definition of a combination "commercial establishment" / "multi-family establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of this type of development located in areas under the County's jurisdiction:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services, and multi-family and commercial establishments located outside the DSWM service area most typically work with either a municipal hauler (if applicable) or a permitted private hauler to provide both waste and recycling in one contract.

3. Recycling

Commercial Establishments

**Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency". The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High-grade office paper
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) Other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

**Section 15-2.3b** of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable. Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for commercial properties may be found on the website at https://www.miamidade.gov/solidwaste/business-recycling.asp

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

Multi-family Establishments

Regarding multi-family units, **Section 15-2.2(a)** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

1) Newspaper
2) Glass (flint, emerald, amber)
3) Aluminum cans
4) Steel cans
5) Plastics (PETE, HDPE-natural, HDPE-colored)

**Section 15-2.2(b)** of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection with dumpster containers, a permanent space for recycling carts or larger receptacles).

**Sec. 15-4(2)(a)** Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. (b) For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs may be found on the website at http://www.miamidade.gov/solidwaste/business-recycling.asp.

4. Recycling and Waste Storage/Setout Requirements

**Section 15-4** of the Code requires that plans for storage and collection of recyclables and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Requirements

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49-foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

# Memorandum

MIAMI-DADE COUNTY

**Date:** May 27th, 2025

**To:** Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

**From:** Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

**Subject:** Lower DIC Application Z2023-000233 Abbot Financial Inc. ET AL

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The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified a 1938 structure, associated with folios 30-2232-000-0120 and 30-2232-000-0150, that meets the historic resource eligibility benchmark of 50 years or older. After reviewing the application, OHP required the applicant, as a Condition of Approval, to complete and submit a Florida Master Site File Historical Structure Form before demolishing the structure. The applicant has fulfilled this requirement and provided confirmation to OHP. As a result, OHP has no further comments or conditions.

For any questions, please contact Jeff Ransom at (305) 375-3412 or via email at jeff.ransom@miamidade.gov .

# Memorandum

MIAMI-DADE COUNTY

**Date:** May 22, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services Division
Regulatory and Economic Resources (RER)

**From:** Amina N. Newsome, HCD Division Director
Housing & Community Development (HCD)

**Subject:** Zoning Application Comments
Application No.: Z2023000233
Applicant: Abbot Financial, Inc., ET AL
Location: 11320, 11340, and 11380 Biscayne Boulevard
Folio No(s).: 30-2232-000-0120, 30-2232-000-0150,
30- 2232-000-0151

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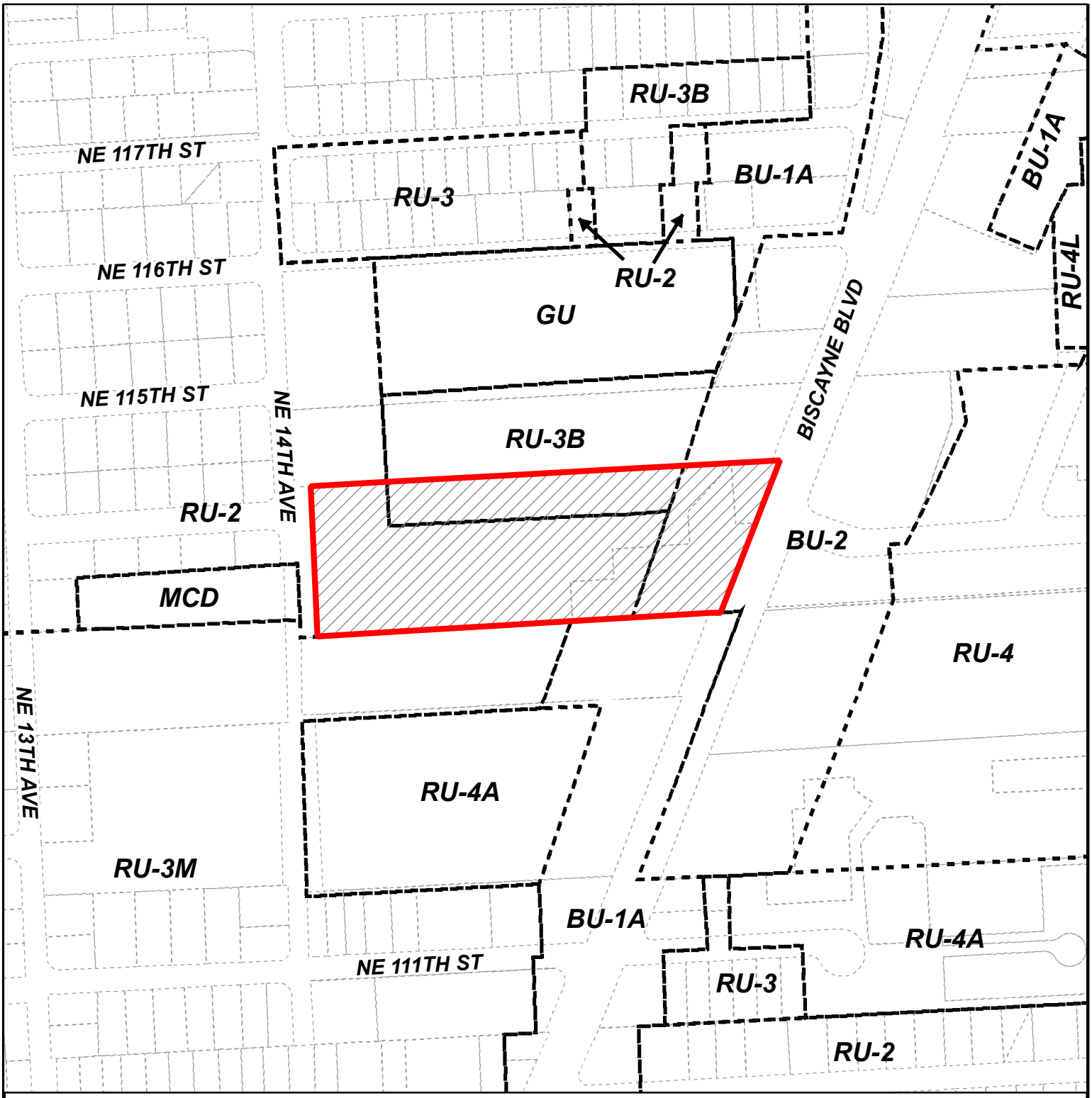
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This property is not part of the Infill Housing Program.

For assistance with HCD programs, please contact the following:

- Workforce Housing Agreements/Rental Regulatory Agreements/Compliance: Phyllis Tynes - (786) 469-4167 or Phyllis.TynesSaunders@miamidade.gov
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa/Mayra Diaz - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Oscar Barco - (786) 469-4226 Oscar.Barco@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

Cc: Maria Elena Cedeno, Principal Planner, RER
Susan Furney, Development Services Intake Manager, RER




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2023000233

**Section: 32 Township: 52 Range: 42**
**Applicant: RRPVII BBI BISCAYNE LLLP**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

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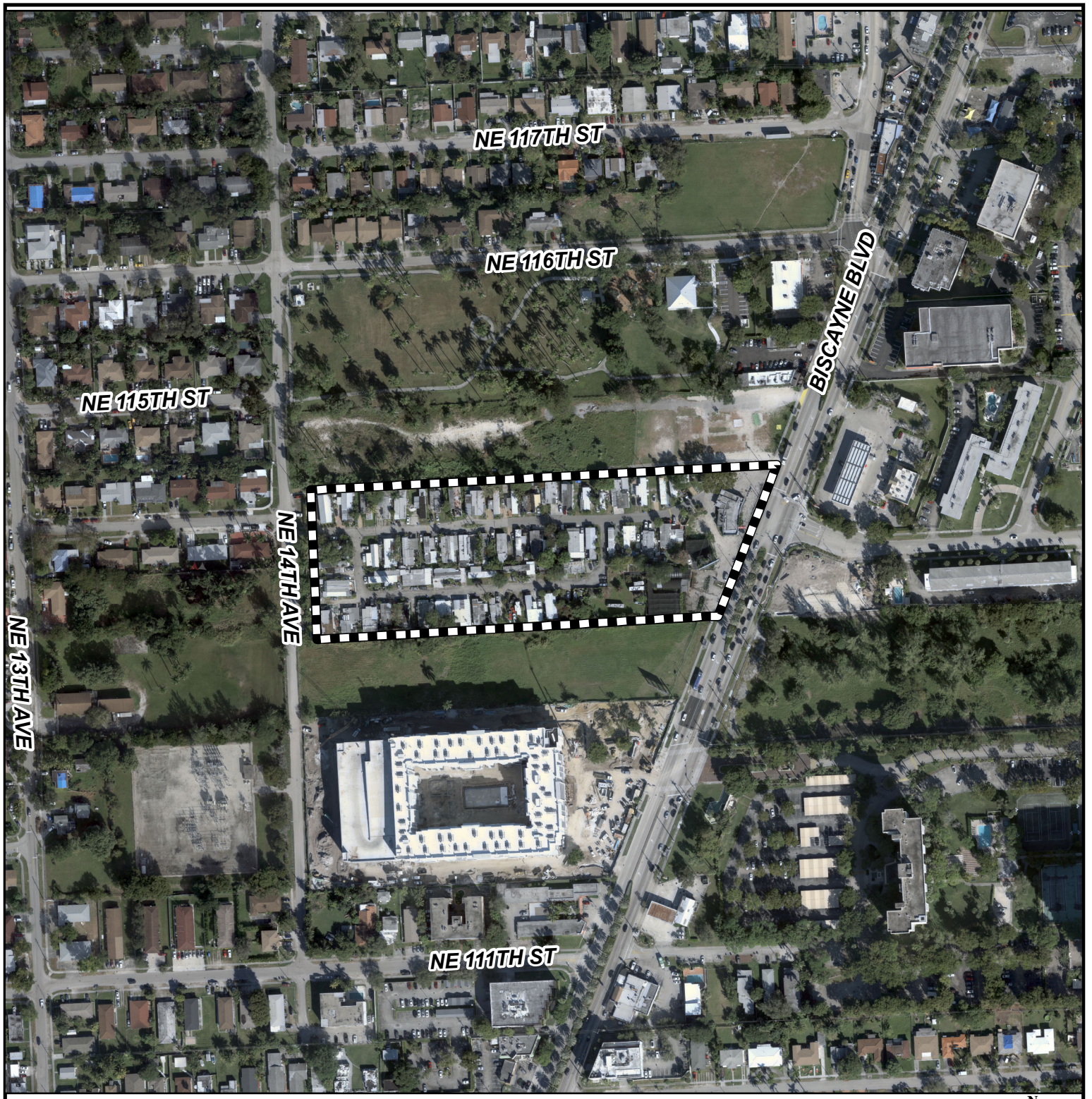
Subject Property Case

Zoning

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, July 14, 2023**

| REVISION | DATE | BY |
|---|---|---|
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# MIAMI-DADE COUNTY

**AERIAL YEAR 2021**

**Process Number**

**Z2023000233**

**Legend**

Subject Property

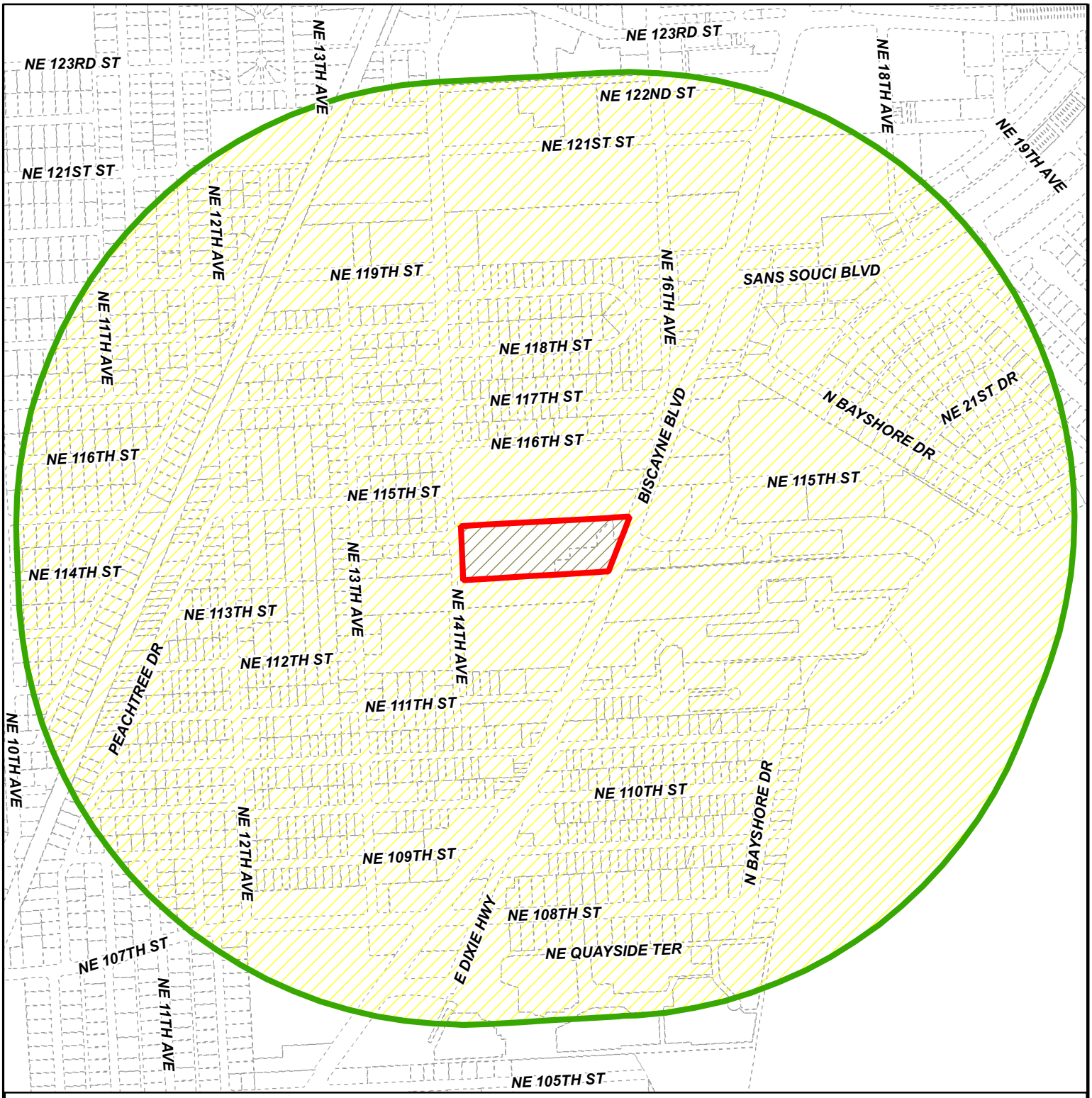
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**Section: 32 Township: 52 Range: 42**
**Applicant: RRPVII BBI BISCAYNE LLLP**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, July 14, 2023**

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

**RADIUS MAP**

**Process Number**

**Z2023000233**

**RADIUS: 2640**

**Section: 32 Township: 52 Range: 42**
**Applicant: RRPVII BBI BISCAYNE LLLP**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

## Legend

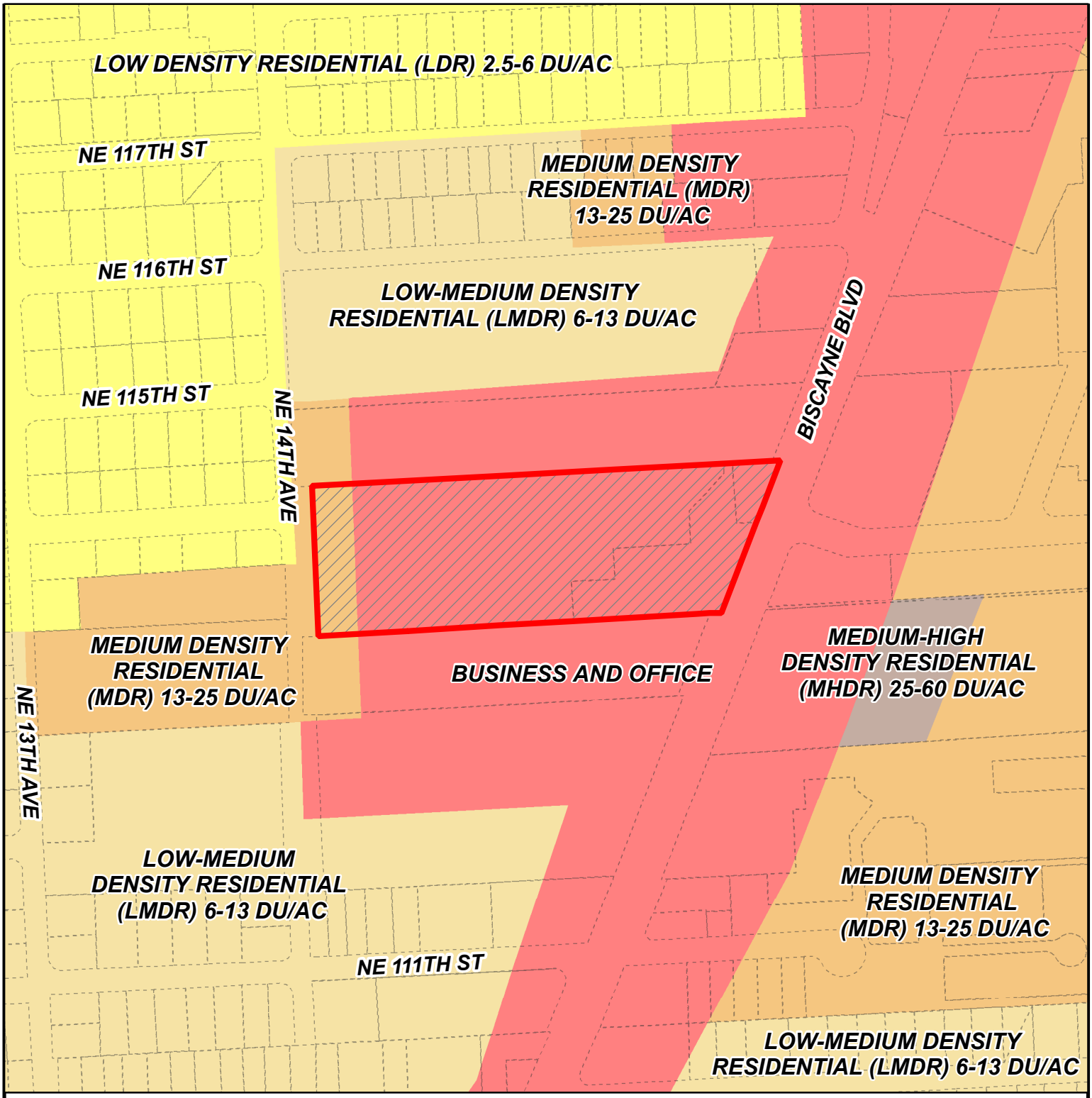
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, July 14, 2023**

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

**CDMP MAP**

**Process Number**

## Z2023000233

**Section: 32 Township: 52 Range: 42**
**Applicant: RRPVII BBI BISCAYNE LLLP**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

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**Legend**

Subject Property Case

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, July 14, 2023**

| REVISION | DATE | BY |
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**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z23-233 DATE: AUG 19 2025 BY: ISA

## ZONING DATA

### PROPERTY INFORMATION

**ADDRESS:** 11320, 11340, 11350 BISCAYNE BOULEVARD, MIAMI, FL 33181
**FOLIO NUMBER(S):** 30-7232-000-0120, 30-7232-000-0130, 30-7232-000-0131
**PROPERTY ACREAGE:** 7.08 ACRES
**CURRENT ZONE:** RU-2 (TWO FAMILY RESIDENTIAL DISTRICT), BU-3B (BUNGALOW COURT DISTRICT), BU-2 (SPECIAL BUSINESS DISTRICT)
**FUTURE ZONE:** SMART Plan Corridor - applying Article XLV, Mixed-Use Corridor District, APPLYING MIXED USED MIAMIDADE COUNTY'S CDMP (COMPREHENSIVE DEVELOPMENT MASTER PLAN).
EASTERN PORTION: BUSINESS AND OFFICE.
WESTERN PORTION: MEDIUM-DENSITY RESIDENTIAL (MDR)
NORTHEAST SMART PROGRAM RAPID TRANSIT CORRIDOR.
PENDING CDMP AMENDMENT APPLICATION (TUMA AMENDMENT, COVENANT RELEASE, SEEKS A UNIFIED LAND USE DESIGNATION, ALLOWS SEPARATE DEVELOPMENT OF EACH PARCEL) PURSUANT TO TUMA AMENDMENT APPLICATION, CDMP20220008, THE PROPERTY WILL BE DESIGNATED ENTERTAINMENT, BUSINESS AND OFFICE.

### ZONING

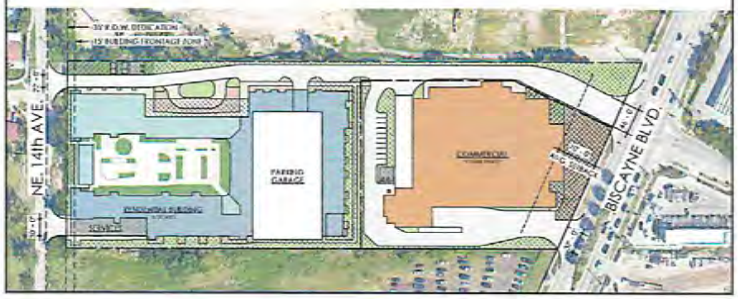
| ITEM | ZONING INFORMATION | | | |
|---|---|---|---|---|
| 1 | ADDRESS: | 11320, 11340, 11350 BISCAYNE BOULEVARD, MIAMI, FL 33181 | | |
| 2 | FOLIO NUMBER(S): | 30-7232-000-0120, 30-7232-000-0130, 30-7232-000-0131 | | |
| 3 | YEAR CONSTRUCTED: | VARIOUS | ZONING DISTRICT: | 6400 COMMERCIAL - CENTRAL |
| 4 | ZONE: | | | SMART Plan Corridor - applying Article XLV, Mixed-Use Corridor District |
| 5 | ZONING NOTES: | DESITION OF RESOLUTION #: 4-ZAB-67-79, AT IT IS NO LONGER APPLICABLE TO THE DEVELOPMENT OF THE PROPERTY. | | REZONING OF THE PROPERTY FROM: BU-3B, BUNGALOW COURT DISTRICT BU-2, TWO FAMILY RESIDENTIAL DISTRICT BU-2, SPECIAL BUSINESS DISTRICT REZONING OF THE PROPERTY TO: BU-2 SPECIAL BUSINESS DISTRICT |
| 6 | BASE FLOOD ELEVATION: | 11 ft (NGVD 29) | GRADE VALUE IN NGVD: | 5.73 NGVD (4.50' MIAMIDADE PER SURVEY) |
| 7 | ADJUSTED BASE GRADE (BFE)(DD)+GRADE/2): | 9.50 NGVD | LOT AREA: | TOTAL PROPERTY ACREAGE = 308,425 SF., (7.08 ACRES) SITE A = 141,700 SF., (3.25 ACRES) SITE B = 167,706 SF. (3.85 ACRES) |
| 8 | LOT WIDTH: | 330'-0" @ WEST, 361'-11" @ EAST | LOT DEPTH: | 861'-0" @ SOUTH, 1,007'-9" @ NORTH |
| 9 | EXISTING USE: | MOTEL, NONE PARK, ADULT ENTERTAINMENT ESTABLISHMENT AND PLANT NURSERY. | PROPOSED USE: | MIXED USED RESIDENTIAL / COMMERCIAL |
| 10 | BOUNDARIES: | FROM THE NORTH BY LAND UNDER FOLIO 30-7232-000-0130. FROM THE WEST BY NE 14th AVENUE., FROM THE SOUTH BY LAND UNDER FOLIO 30-7232-000-0120. FROM THE EAST BY US-1 BISCAYNE BOREWARD ROW. | | |

| ITEM | ZONING INFORMATION | MAXIMUM | PROPOSED | COMMENTS |
|---|---|---|---|---|
| 11 | NUMBER OF STORIES. (BONUS AVAILABLE FOR WORKFORCE HOUSING, UP TO 6 MORE STORIES CAN BE APPROVED FOR BUILDINGS GREATER THAN SIX (6) STORIES) | 6 | 8 (PER TUMA AGREEMENT) | |
| 12 | FAR | 2 (616,850 SF.) | 2.05 (600 SF. | |
| 12 | FLOOR AREA SQUARE FOOTAGE RESIDENTIAL | - | 2.05 (600 SF. | |
| 14 | FLOOR AREA SQUARE FOOTAGE COMMERCIAL | 55,000 SF. (PER TUMA AGREEMENT) | 55,000 SF. | |
| 15 | DENSITY (DU / GROSS ACRE) PURSUANT TO CDMP TUMA AMENDMENT | 125 UNITS PER ACRE (125x3.85 = 481 UNITS) | 430 UNITS | CDMP URBAN CENTER DESIGNATION: COMMUNITY REQUESTED |
| 16 | WORKFORCE HOUSING REQUIREMENT | 12.5% WITH REQUIREMENT MINIMUM, BONUSES AVAILABLE FOR DEVELOPMENT ABOVE MINIMUM, PRO-RATE SHARE: 49.3 (25.WIRE* *PER REPLACEMENT COVENANT ORIGINALLY ENCUMBERING THE LAND ASSEMBLAGE. | 12.5% WITH (53 UNITS) | |
| 17 | ALCOHOLIC BEVERAGES (ARTICLE X) | | | EXCEPTION TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES PER SECTION 33-150 |
| ITEM | SETBACKS | REQUIRED | PROPOSED | COMMENTS |
| 18 | FRONTAGE SIDE SETBACK (EAST- BISCAYNE): | 15'-0" MAX. | 70'-0" | |
| 19 | FRONTAGE SIDE SETBACK (WEST-NW14TH AVE): | 15'-0" MAX. | 5'-0" | |
| 20 | INTERIOR SIDE SETBACK (NORTH): | 13'-0" | 30'-0" | |
| 21 | INTERIOR SIDE SETBACK (SOUTH): | 13'-0" | 13'-0" | |
| 22 | BUILDING FRONTAGE ZONE FACING BISCAYNE BLVD & NE 14th AVE.: | 60% OF LOT TO BE REQUIRED 15' SETBACK (BISCAYNE) = 330 (14th AVE.) = 692 692 - 132 (GIVEAWAY) = 527 60% x 527 = 320' REQUIRED | 132'-0" OR 23.9% | NON-USE VARIANCE FROM FRONTAGE ZONE REQUIREMENT PER 33-493 (13)(C) |
| 23 | PERCENT OF OPEN SPACE | 15% OF 3.85 ACRES (25,265 SF.) | 50,000 SF. | |
| ITEM | PARKING | REQUIRED | PROPOSED | COMMENTS |
| 24 | PARKING SPACES REQUIRED - RESIDENTIAL | MULTI-FAMILY RESIDENTIAL: 1 SPACE PER 1 BEDROOM UNIT 1.5 SPACES PER 2 BEDROOM UNIT: 476 PS. Sec. 33-284.86 (9) | RESIDENTIAL PARKING SPACES: 630 PARKING SPACES | |
| 25 | PARKING SPACES REQUIRED - COMMERCIAL | COMMERCIAL: RETAIL - ONE (1) PARKING SPACE FOR EACH AND EVERY TWO HUNDRED FIFTY (250) SQUARE FEET OF THE GROSS FLOOR AREA: 220 PS. Sec. 33-154 (3)(2) | COMMERCIAL PARKING SPACES: 220 PARKING SPACES | |
| 26 | EV-READY SPACES | 20% OF TOTAL REQUIRED, MINIMUM 1 SPACE | 20% OF SPACES EV-READY | |
| 27 | BIKE STORAGE | 201-1,000 TOTAL SPACES: 16 BIKE SPACES | 16 BIKE SPACES MIN. | |
| 28 | DRIVE AISLE WIDTH | 22'-0" | 22'-0" | |
| 29 | PARKING SPACES REQUIREMENTS | | | NON-USE VARIANCE FROM THE REQUIREMENT TO PROVIDE WHITE STRIPE AT ALL PARKING SPACES (RU-2B, BU-3 & BU-2) (7.08 ACRES) |

## PROJECT LOCATION

### LOCATION




**CURB CUTS:** 46'+37'+30'+22' = 135'-0"

### UNIT DATA COUNT

**UNIT MIX**

| | | |
|---|---|---|
| STUDIOS | 78 | 18% |
| 1-BED | 180 | 40% |
| 2-BEDS | 172 | 42% |
| **TOTAL** | **430** | **100%** |

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MIAMI-DADE COUNTY
PROCESS NO: Z23-233
DATE: OCT 10 2023
BY: ISA

## DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Abbot Financial, Inc

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| Francis J. Martin, P.O. Box 264, Catawba, VA 24070 | 20% |
| Ann Holbrook, 149 Wynwood Drive, Blue Ridge, VA 24064 | 20% |
| Mary Galivan, 6420 SW 50 Street, Miami, FL 33155 | 20% |
| Constance Mastellone, 1966 Windward Way, Vero Beach, FL 32963 | 20% |
| Maryanne Martin 333 Ash Loop Road, Blue Ridge, GA 30513 | 20% |
| | |

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: The Royal Flagg Jonas Revocable Trust u/a/d August 9, 2015 and The Barbara Jonas Revocable Trust u/a/d August 9, 2015

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| See attached | |
| | |
| | |
| | |
| | |

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

| NAME AND ADDRESS | Percent of Ownership |
|---|---|
| | |
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MIAMI-DADE COUNTY
PROCESS NO: Z23-233
DATE: JUL 10 2023
BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
| See attached | |
| | |
| | |
| | |
| | |

Date of contract: June 28, 2021

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)
Tracy Slavens Esq. on behalf of RRPVI BBI Biscayne LLLP

Sworn to and subscribed before me this 27 day of JULY, 2023. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 12/12/26

LIZBETH BUENO
MY COMMISSION # HH 328244
EXPIRES: December 12, 2026

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z23-233
DATE: JUL 10 2023
BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
| See attached | |
| | |
| | |
| | |
| | |

Date of contract: June 28, 2021

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

Francis J. Martin on behalf of Abbot Financial, Inc. (Applicant)

Sworn to and subscribed before me this 3rd day of July, 2023. Affiant is personally known to me or has produced VA Driver's License as identification.

Larry Ray Jones, Jr.
(Notary Public)

My commission expires 07/31/2025

LARRY RAY JONES, JR.
Notary Public
Commonwealth of Virginia
7394536
My Commission Expires 07/31/2025

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
MIAMI-DADE COUNTY
PROCESSING
DATE: 10 2023
BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchaser(s), including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests]. Z23-233

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
| See attached | |
| | |
| | |
| | |
| | |

Date of contract: June 28, 2021

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Alexander Jonas on behalf of the Royal Flagg Jonas Revocable Trust u/a/d August 9, 2015 and the Barbara Jonas Revocable Trust u/a/d August 9, 2015

Sworn to and subscribed before me this 3rd day of July, 2023. Affiant is personally known to me or has produced Drivers License as identification.

_____
(Notary Public)

DANENE GARCIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214011137
MY COMMISSION EXPIRES 03/19/2025

My commission expires 3/19/2025

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z23-233
DATE: JUL 10 2023
BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
| See attached | |
| | |
| | |
| | |
| | |

Date of contract: June 28, 2021

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Valerie Jonas on behalf of the Royal Flagg Jonas Revocable Trust u/a/d August 9, 2015 and the Barbara Jonas Revocable Trust u/a/d August 9, 2015

Sworn to and subscribed before me this 30th day of June 2023. Affiant is personally known to me or has produced n/a as identification.

FRANK WOLLAND
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-3-2026
STATE OF FLORIDA
COMMISSION NUMBER HH

_____
(Notary Public)

My commission expires _____

*Disclosure shall not be required of: 1) any entity whose equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. Z23-233
DATE: JUL 10 2023
BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: RRPVI BBI Biscayne LLLP

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
| See attached | |
| | |
| | |
| | |
| | |

Date of contract: June 28, 2021

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

(Applicant)

David Jonas on behalf of the Royal Flagg Jonas Revocable Trust u/a/d August 9, 2015 and the Barbara Jonas Revocable Trust u/a/d August 9, 2015

Sworn to and subscribed before me this 6th day of JULY, 2023. Affiant ~~is personally known to me or has produced~~ B5287574 as identification.

_____
(Notary Public)

VIJAY SEHGAL
COMM. # 2360715
NOTARY PUBLIC - CALIFORNIA
COUNTY OF ALAMEDA
MY COMM. EXP. JUNE 9, 2025

My commission expires 06/09/2025

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z23-233
DATE: JUL 10 2023
BY: ISA

| **The Royal Flagg Jonas Revocable Trust u/a/d August 9, 2015 and The Barbara Jonas Revocable Trust u/a/d August 9, 2015** | |
|---|---|
| Alexander Jonas<br>918 NE 119 Street<br>Biscayne Park, FL 33161 | 25% |
| Valerie Jonas<br>13521 S. Biscayne River Drive<br>Miami, FL 33161 | 25% |
| David Jonas<br>2894 Superior Drive<br>Livermore, CA 94550 | 25% |
| Lila Jonas<br>5232 Spruce St.<br>Philadelphia, PA 19139 | 8.34% |
| Ariana Jonas<br>1015 Fairway Drive<br>Miami Beach, Florida 33141 | 8.33% |
| Eli Jonas<br>1514 Nugent Drive<br>Tallahassee, Florida 32301 | 8.33% |

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z23-233
DATE: JUL 10 2023
BY: ISA

As of 4/5/2023

**RRPVI BBI BISCAYNE LLLP**
a Delaware limited liability limited partnership

| General Partner (100% ownership interest): | Limited Partner (profits interest): |
|---|---|
| RRPVI BBI BISCAYNE GP LLC<br>a Delaware limited liability company | BISCAYNE BLVD INVESTMENTS, LLC<br>a Delaware limited liability company |
| **Sole Member:**<br>Ram Realty VI REIT<br>a Maryland real estate investment trust | [see separate ownership information provided] |
| **Sole Owner of REIT Common Shares:**<br>Ram Realty Partners VI LP<br>a Delaware limited partnership | |

[Ownership information for Ram Realty Partners VI LP is as follows (some of the limited partners are institutional investors for which ownership information is not provided to Ram Realty Partners VI LP)]

| Names | Partnership Interest |
|---|---|
| **Limited Partners** | |
| New Mexico Educational Retirement Board | 39.357683% |
| The Church Pension Fund | 12.594458% |
| Board of Pensions of the Presbyterian Church | 9.445844% |
| Illinois State Board of Investment | 9.445844% |
| Sentry Insurance a Mutual Company | 6.297229% |
| Regents Park Trust | 1.574307% |
| Ockham Capital Partners LP | 0.944584% |
| Evans Properties, Inc. | 0.944584% |
| R & K Edwards Investments, LLC | 0.944584% |
| Evans 2003 Family LP | 0.314861% |
| Evans Enterprises | 0.314861% |
| Kathy Smith | 0.314861% |
| Phyllis Smith | 0.157431% |
| Drew Smith | 0.314861% |
| Paul Smith | 0.314861% |
| Webb Family Trust FBO Suzanne E Dansby | 0.157431% |
| Webb Family Trust FBO Stewart M. Dansby | 0.157431% |
| Webb Family Trust FBO Elizabeth W. Collier | 0.314861% |
| Claire Investment Company | 0.472292% |
| Meynet Investment Company | 0.472292% |
| Harding Mott Family Trust | 0.472292% |
| William Matthews | 0.472292% |
| Frank Sica | 0.314861% |
| James C Holmes SR. Generation Skipping Trust | 0.314861% |
| Richard Lewis | 0.314861% |
| Realdania | 7.871537% |
| Sentinel Private Equity XVI Fund | 1.259446% |
| | 95.875315% |
| **Affiliated Limited Partner** | |
| Max M. and Marjorie S. Fisher Foundation | 0.944584% |
| Maximum Private Growth Fund LLC | 1.039043% |
| Ram Realty Investors VI LLC | 1.983627% |
| **General Partner** | |
| Ram Realty Associates VI LLC | 0.157431% |
| **Ram Realty Partners VI LP** | **100.000000%** |

Keith L. Cummings: Person in control of RRPVI BBI Biscayne LLLP, RRPVI BBI Biscayne GP LLC, Ram Realty VI REIT and Ram Realty Partners VI LP

**Address for the above entities / individual:**
4801 PGA Boulevard
Palm Beach Gardens, FL 33418

**Miami-Dade County Department of Regulatory and Economic Resources**
**Staff Report to the Board of County Commissioners**

**PH: Z24-188** **November 20, 2025**
**Item No. 8A2**

| Recommendation Summary | |
|---|---|
| **Commission District** | 5 |
| **Applicant** | 1201 Brickell Bay, LLC; 1221 Brickell, LLC; 1250 BB Asset Co LLC |
| **Summary of Requests** | This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Financial District Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone". Additionally, the application seeks to allow the proposed mixed-use building to be located closer to the Biscayne Bay shoreline than otherwise required by Code. |
| **Location** | 1221 Brickell Avenue, and 1201, 1250, 1260 Brickell Bay Drive, City of Miami, Miami-Dade County, Florida. |
| **Property Size** | ±4.72 Acres |
| **Existing Zoning** | T6-48A-O (Miami21) |
| **Existing Land Use** | Vacant land, office building, parking garage |
| **2030-2040 CDMP Land Use Designation** | Regional Urban Center<br>*(see attached Zoning Recommendation Addendum)* |
| **Comprehensive Plan Consistency** | Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP |
| **Applicable Zoning Code Section(s)** | Section 33C-15(D)(1) Procedures for approval and development standards,<br>Section 33C-11(G)(1) Initial Review,<br>Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses,<br>Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations<br>(*see attached Zoning Recommendation Addendum*) |
| **Recommendation** | **Approval with conditions.** |

## BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(20) which states that the BCC shall hear and decide "Applications for development in the RTZ District, or for review of decisions regarding development in the RTZ District, as provided in Section 33C of this Code."

## PROCEDURAL HISTORY:

This item was deferred from the October 23, 2025, meeting of the Board of County Commissioners (BCC).

The public hearing for this item has not been held.

**REQUESTS:**

(1) SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "Metromover Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

(2) NON-USE VARIANCE of zoning regulations requiring the setback from the shoreline shall be a minimum of 50 feet along the applicable water frontage; to permit the proposed mixed-use building's frontage along the Biscayne Bay shoreline to setback a minimum of 40' (minimum 50' required).

**BACKGROUND AND ANALYSIS:**

The approximately ±4.72 acre subject property, under folios 01-4139-071-0010, 01-4139-035-0010, 01-0210-050-3210, and 01-0210-050-4250, and is located on both sides of Brickell Bay Drive. The 'eastern' parcel (1201 Brickell Bay Drive) of the subject site that is situated along the Biscayne Bay shoreline, is currently a vacant parcel, whereas the 'western' parcel of the site that is to the west of Brickell Bay Drive (1221 Brickell Avenue and 1250-1260 Brickell Bay Drive addresses) is currently improved with an existing office building and associated parking garage constructed in the 1980s. The subject site is within 400 feet of the Financial District Metromover Station. Staff notes that the current conditions on the site do not provide any street front activation or connections to mass transit, and do not provide the highest levels of development density and intensity that is ideal for the urban core. The other properties surrounding the subject site are zoned for urban development under the terms of City of Miami's zoning regulations.

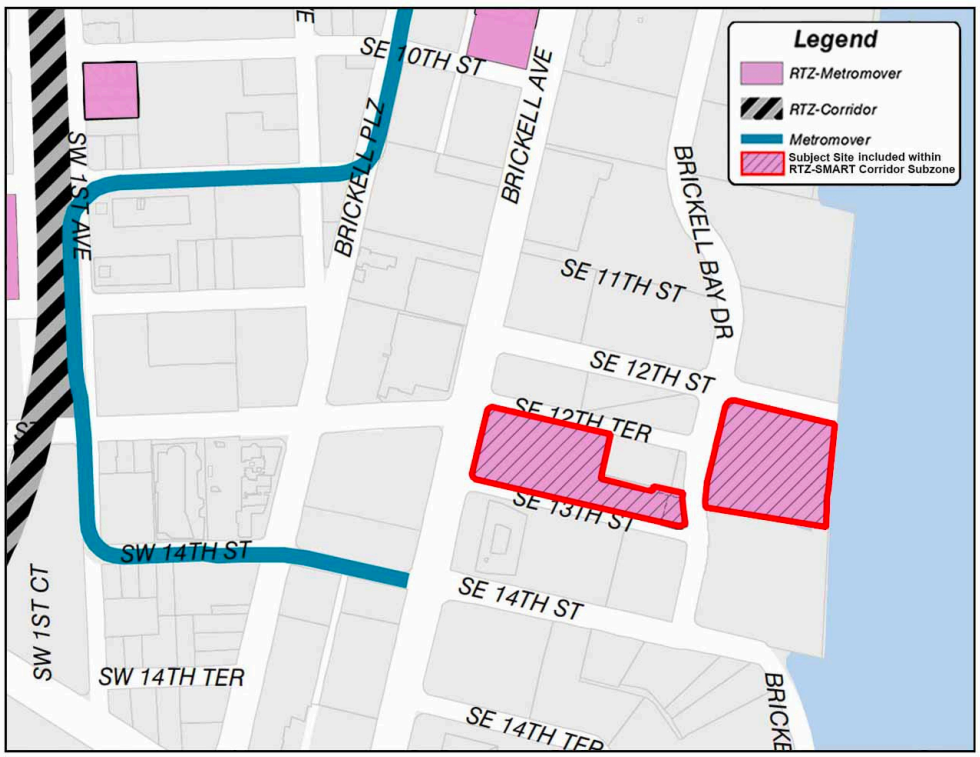



**Figure 1**

On April 20, 2021, the Board of County Commissioners (BCC) had adopted Ordinance No. 21-33 establishing the “Metromover Subzone” of the Rapid Transit System – Development Zone (RTZ), codified in Section 33C-15 of the County Code. Subsequently, on October 6, 2022, the Board adopted Ordinance No. 22-126, related to the Rapid Transit System- Development Zone (RTZ), which amended section 33C-2 of the Code, and expanded the jurisdictional boundaries of the Metromover Subzone of the Rapid Transit Zone to encompass certain private properties. Later, on July 6, 2023, the Board adopted Ordinance No. 23-50, related to the Rapid Transit System-Development Zone (RTZ), which further amended section 33C-2 of the Code, and expanded the jurisdictional boundaries of the Metromover Subzone of the Rapid Transit Zone to encompass certain additional private properties. Ordinances No. 22-126 and 23-50 provided Exhibits 22(B) to include, among other things, the subject property, as shown in Figure 1 on the previous page. Staff notes that prior to its addition to the Metromover Subzone of the Rapid Transit Zone, the subject property was under the City of Miami’s zoning jurisdiction. Pursuant to section 33C-5(B), "*Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District*." The Metromover Subzone regulations under Section 33C-15 require a two-step development approval process. This first step, or “Initial Review”, requires the Board to hold a public hearing and decide the application after the property has been added to the Metromover Subzone of the Rapid Transit Zone. The second step, or “Final Review”, consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the request, this application consists of the initial review of the subject property.

The County’s RTZ primarily consists of properties located within and along the County’s Rapid Transit System/Metrorail and Metromover Systems. Properties within the RTZ include the Metrorail Stations, the fixed-guideway path linking the Metrorail and Metromover Stations, the Stations’ accessory facilities, and certain developable land. The Metromover Subzone of the RTZ was primarily expanded (pursuant to Ordinance No. 22-126 and Ordinance no. 23-50) to include properties owned by private parties located between NE 2 Street and NE 1 Street and NE 3 Avenue and Biscayne Boulevard, (2) SW 9 Street and SW 10 Street and SW 1 Avenue and SW 2 Avenue, and (3) Brickell Avenue and Biscayne Bay and SE 12 Street and SE 13 Street. Specifically, these included properties located at 128, 250, and 296 SW 7 Street, 201 SW 8 Street, 720 SW 2 Avenue, 74, 78, 84, and 88 SW 10 Street, 221, 229, and 231 SW 11 Street, 1013, 1015, and 1021 SW 1 Avenue, 848 Brickell Avenue, 2150 and 1260 Brickell Bay Drive. These developable parcels that are privately-owned property such as the subject site, as well as other parcels identified as located within the Metromover Subzone, may be developed with transit-supportive uses in accordance with Chapter 33C of the County Code. Sections of Chapter 33C (“the Chapter”), includes the standards for development of properties surrounding the Metromover Stations with a variety of land uses, residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) Urban Center text. Since 1996, the CDMP has provided that “all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the [CDMP’s] Urban Center policies”. Since the inception of the RTZ in 1978, the Board has gradually expanded its boundaries to accommodate additional transit-supportive development along the various RTZs. As provided in Section 33C-2 and Section 33C-5 (see addendum), jurisdiction over zoning and other development orders and development permits within the RTZ is vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary, and *"[u]ntil a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable*

*municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District."*

Staff research for similar approvals indicates that in June 20, 2024, pursuant to Resolution #Z-36-24, the Board of County Commissioners (BCC) approved the general development plans for a subject site (application #Z2022000241), lying on the northwest corner of Brickell Avenue and SE 10 Street, aka 888 Brickell Avenue, and located to the north and in close proximity to the subject site and the Tenth Street Metromover Station, as the "Metromover Subzone of the Rapid Transit Zone", assigning to it the applicable permitted uses in accordance with Section 33C-15 of the County Code. Additionally, a property located at 848 Brickell Avenue, in close proximity to the subject site and next to the Tenth and Eight Street Metromover Stations (application #Z2023000423), was heard by the BCC at their November 21, 2024 meeting, and the initial review of its general development plans approved by the board pursuant to Resolution #Z-50-24, assigning to it the permitted uses and development regulations applicable under the County Code for the "Metromover Station Subzone".

Pursuant to Chapter 33C of the County Code, the subject property could potentially be developed with a wide variety of mix of uses including residential, commercial, institutional, retail, office, and other such uses intended to enhance and support the County's existing mass transit system, and to provide for transit-oriented development to promote ridership. Staff notes that the subject property is less than a five-minute walk from both the Financial District Metromover Station, and that the Metromover Subzone designation would effectively allow the site to be easily accessible to the entire urban core of Miami and beyond via Metrorail. Additionally, the Metromover Subzone designation would effectively allow the site for additional business opportunities in this highly urbanized neighborhood in close proximity to transit, improve the pedestrian environment and promote walkability within that area providing convenient access for future residents to use the Metromover.

Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the 'eastern' currently vacant parcel (at 1201 Brickell Bay Drive) that is situated along the Biscayne Bay shoreline, as an office and hotel tower consisting of a 58-story high building with a total of 212 hotel rooms, 1,485,174 sq. ft. of office space, 23,590 sq. ft. of restaurant and/or retail uses located within the proposed new structure that fronts along the Biscayne Bay shoreline. The proposed development shall also provide 50 below-grade parking spaces within the new tower structure, and an additional 1,420 parking spaces shall be provided within the new parking garage that shall be developed on the 'western' parcel that is to the west of Brickell Bay Drive. The new mixed-use tower would have an ingress/egress point of direct vehicular and pedestrian access from Brickell Bay Drive to facilitate the flow of traffic for the proposed development, and the loading access shall be from SE 12th Street. Staff notes that the 'western' parcel that is to the west of Brickell Bay Drive (at the 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive addresses) shall retain the existing office building that is on the 1221 Brickell Avenue address; and a new parking garage with 1,420 parking spaces is to be developed on the remainder of this 'western' parcel which, as previously mentioned, is also intended to serve the proposed office and hotel tower that is to be on the 1201 Brickell Bay Drive parcel. Additionally, a new stormwater pump station, as proposed under the public benefits covenant, would be located on the corner of the 1250 Brickell Bay Drive parcel fronting on Brickell Bay Drive. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; floor plans; building elevations; landscape plans; lot coverage and open space diagrams; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 on the next page). Attached Exhibit A consists of the subject property's general

development plan depicting the location of the proposed uses and provides a potential concept plan for the subject property which would be further detailed through the final review process.



**Figure 2**

Properties within the Metromover Subzone will be subject to similar development standards as those within the Downtown Intermodal District Corridor, Brickell Station Subzones, and the Historic Overtown/Lyric Theater Station and Santa Clara Station Subzones in the City of Miami. The regulatory framework adopted by this Board for these subzones calls for mixed-use development, with a maximum height determined by that allowed by the Miami International Airport zoning regulations. Said regulations are consistent with the County's designation of the area as the County's only "Regional Urban Center" on the Comprehensive Development Master Plan (CDMP) - Land Use Plan Map, the CDMP's urban center policies, and related interpretative text (see addendum). Those Urban Center policies further provide for mixed-use development at a minimum floor-area ratio of 4.0 in the designated core and of 2.0 in the designated edge, and at a maximum density of 500 dwelling units per acre. Staff notes that the proposed mixed-use building with a height of 58-stories, and a floor area ratio of +/-19.48 would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Since it is the goal of this application to include the ±4.72-acre subject property within the Metromover Subzone and to assign permitted uses and development regulations, **staff finds the request for a special exception consistent with the CDMP, and recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

Staff opines that pertaining to the subject property (see Figure 2), approval of this application would enable the development/redevelopment of the subject parcel in a manner that is **compatible** with that of other development in the balance of the Metromover Subzone and the surrounding area. Staff notes that approval of the request would also authorize for the site all of the applicable permitted uses identified under Section 33C-15(C), subject to the development standards set forth in Section 33C-15 (D) (see Addendum).

Staff notes that both the Traffic Engineering Division (TED) as well as the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) have indicated no objection to the application subject to conditions as specified in their combined memorandum. Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application pursuant to standard conditions, and indicate in their memorandum that the application lies within the urban infill area and in a municipality where traffic concurrency does not apply, but that the application will generate 963 PM peak hour vehicle trips. Further, memoranda submitted by other departments reviewing the application, including the Division of Environmental Resources Management (DERM) of the RER, the Office of Historic Preservation (OHP) of the RER, the Miami-Dade Police Department (MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not indicate that any potential impacts would preclude development in accordance with the Metromover Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

In order to effectuate proposed mixed-use development on the subject site, the applicant also seeks approval of an ancillary non-use variance that is otherwise required under the *development standards* set forth in Metromover Subzone subsection Section 33C-15(D)(1)(c)(ii) *Shoreline setback*, which, among other things, requires that the setback from the Biscayne Bay shoreline shall be a minimum of 50 feet along the applicable water frontage. When request #2, wherein the applicant seeks to permit the proposed mixed-use building's frontage along the Biscayne Bay shoreline to setback a minimum of 40' (minimum 50' required) (request #2), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff is supportive of the aforementioned request and opines that the approval of the request with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area.



**Figure 3**

The submitted general development plans provide for a minimum setback of 40 feet from Biscayne Bay for the building structure and podium, which is a reduction at certain points by approximately 10 feet from the 50-foot waterfront setback (see Figure 3). Based on the letter of

intent submitted by the applicant, the proposed mixed-use building, which includes below-grade and lobby areas, is being designed to comply with applicable floodplain regulations, which restrict the below-grade placement of mechanical systems, equipment, and certain other back-of-house facilities. In addition to accommodating those necessary features above grade, the proposed podium and terrace encroachment into the waterfront setback allows for a substantial, publicly-accessible elevated terrace area and a landscaped stepped garden to the publicly-accessible walkway at ground level along the bayfront, enhancing the appearance and accessibility along the shoreline frontage. The encroachment by a maximum of 10' into the waterfront setback along the western property line of the subject site that fronts along Biscayne Bay does not otherwise impede the pedestrian experience along this frontage and allows for a continuous access of at least 40' along the western portion of the proposed development (see Figure 3 on the previous page, which shows the proposed public bay walk). As such, staff opines that approval of this ancillary non-use variance request will not create any significant impacts on the intent of providing a 50-foot waterfront access as part of the setback, and would be **compatible** with same.

Therefore, staff opines that approval with conditions of the request will not create a significant visual impact on the surrounding areas, nor based on memoranda from the reviewing departments, would the aforementioned variance be intrusive to the surrounding area. As such, staff opines that approval with conditions of the request will maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community* and that the requested non-use variances for the proposed mixed-use development would be **compatible** with the surrounding area and would not be detrimental to same. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

Additionally, staff notes that pursuant to Section 33C-15(D)(3), approval of a project within the Metromover Subzone may be conditioned on public benefits improvements as the Board may determine to be appropriate to *address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area*. Under Section 33C-15(D)(2), it is further provided that, when undertaking this public benefits analysis, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services. Based on the memoranda issued by DERM, MDPROS, DTPW Traffic Engineering, and DTPW Transit, staff notes that each of these reviewing agencies have recommended improvements to address the proposed development's impact on public facilities and services. The applicant has voluntarily proffered a covenant that provides public benefits contributions in connection with this application in order to develop the subject property. Staff notes that the Transportation Contribution proffer would commit the applicant to pay the County three million dollars ($3,000,000) for maintenance, repairs and improvements to the Financial District Metromover Station (including but not limited to mechanical systems, restrooms, painting, signage and accessibility features, lighting and landscaping), and/or pedestrian improvements located underneath, adjacent to, or in the area being served by the Financial District Metromover Station, to be allocated and used in any manner the County deems appropriate. The covenant also provides for the installation of two (2) Midblock Crosswalks across Brickell Bay Drive (one just south of SE 12th Terrace, and one just north of SE 13th Street, to consist of high-emphasis crosswalks with accessible curb ramps and rapid rectangular flashing beacons), and one (1) additional midblock crosswalk warrant analysis (and installation if warranted) across Brickell Bay Drive north of SE 12th Street. Additionally, this covenant also proffers Stormwater Drainage Improvements which would be contingent upon approvals by the City of Miami. Staff notes that these proposed stormwater drainage

improvements would address flooding on certain city streets that are adjacent to the subject site (Brickell Bay Drive, SE 12 Street, SE 12 Terrace, and SE 13 Street). The owner's total financial obligation, excluding the costs of preparation of the Stormwater Resiliency Plan, as described in the covenant for installing the Stormwater Pump Station is thirteen million dollars ($13,000,000).

**ACCESS, CIRCULATION AND PARKING:** The submitted general development plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access provided from Brickell Bay Drive to facilitate the flow of traffic for the proposed development, and loading access is provided from SE 12th Street. The proposed development shall provide 50 below-grade parking spaces within the new tower structure, and an additional 1,420 parking spaces shall be provided within a new parking garage to be developed on the parcel that is to the west of Brickell Bay Drive.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Based on the aforementioned analysis, staff recommends approval of this application with conditions.**

**CONDITIONS:**

1. That the final site plan must conform to the general development plans dated stamped received 9/18/2025 as approved pursuant to this Special Exception.

2. That the applicant shall submit a recordable covenant on the proffered public benefits improvements and opinion of title in legally sufficient and recordable form before obtaining any subsequent development approvals. The applicant has voluntarily proffered public benefits which includes a Transportation Contribution of $3,000,000; Midblock Crosswalks Installation; and Stormwater Drainage Improvements.

3. That any additional private development proposed on the 'western' parcel that is located west of Brickell Bay Drive (at the 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive addresses), that is not a parking garage, stormwater pump station, or other public improvements; will require an amendment to the general development plans and to the special exception application.

4. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in their memorandum.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) as indicated in their memorandum.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) as indicated in their memorandum.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) and the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in their combined memorandum.

ES:JB:SS

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

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| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
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| Division of Environmental Resources Management (RER) | *No objection** |
| Platting and Traffic Review Section (RER) | *No objection** |
| Department of Transportation and Public Works (DTPW) | *No objection** |
| Miami-Dade Fire Rescue (MDFR) | *No objection* |
| Miami-Dade Aviation Department (MDAD) | *No objection** |
| Office of Historic Preservation (OHP) | *No objection** |
| Water and Sewer Department (WASD) | *No objection* |
| Parks, Recreation and Open Spaces Department (PROS) | *No objection* |
| Miami-Dade County Public Schools | *No objection* |
| Miami-Dade Police Department | *No objection* |
| Building and Neighborhood Compliance (BNC) | *No objection* |
| **Subject to conditions in their memorandum.* | |

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

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| ***Urban Centers (Page I-46)*** | *Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These **Urban Centers** are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and **Community Centers** which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.*<br><br>*The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.*<br><br>*The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.*<br><br>*Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high* |

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| | *level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.*<br><br>*Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.*<br><br>***Uses and Activities.*** *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in* ***Urban Centers*** *may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities.* ***Residential*** *uses may be required in areas of the County and along* ***rapid transit lines*** *where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.*<br><br>***Streets and Public Spaces.*** *Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.* |

# ZONING RECOMMENDATION ADDENDUM

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Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.<br><br>
Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.<br><br>
Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.<br><br>
<table>
<tr><td></td><td>Average Floor Area Ratios (FAR)</td><td>Max. Densities /Gross Acre</td></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core<br>not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Urban Centers</td><td>greater than 3.0 in the core<br>not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core<br>not less than 0.5 in the edge</td><td>125</td></tr>
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<br>
In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.<br><br>
As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.
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<td>Policy LU-4A (Page. I-11)</td>
<td>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</td>
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<td>Objective LU-7 (Page. I-13)</td>
<td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that’s promote the use of transit services.</td>
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| ***Policy LU-7A (Page. I-13)*** | *Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.* |
| ***Policy LU-7B (Page. I-14)*** | *It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.* |
| ***Policy LU-7D (Page. I-13)*** | *Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable environment for pedestrians.* |
| ***Policy LU-7F (Page. I-14)*** | *Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and a minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.* |
| ***Policy LU-8A (Page. I-15)*** | *Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.* |

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## PERTINENT ZONING REQUIREMENTS/STANDARDS

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| ***Section 33C-2 Rapid Transit Zone*** | *(A) Definition- The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System,* ***including all station sites****, parking areas and yard and maintenance shop facilities.*<br><br>*(B) Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.*<br><br>*(C)* ***Jurisdiction of County****- Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a* ***municipality*** *continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.*<br><br>*(D) Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:*<br><br>*(1) Fixed guideways for the Rapid Transit System.*<br><br>*(2) Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.*<br><br>*(3) Parking lots and parking structures.*<br><br>*(4) Bus stops and shelters.*<br><br>*(5) Streets and sidewalks.*<br><br>*(6) Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.* |

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| | *(7) Landscaping.*<br><br>*(8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.*<br><br>*(9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and **compatible** with the operation of the **Rapid Transit System** and the convenience of the ridership thereof.*<br><br>*(b) **Subzones**; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.*<br><br>*(c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.*<br><br>*E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:*<br><br>*(1) Existing structures. All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.*<br><br>*(2) All other lands. No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:*<br><br>*(a) The estimated construction costs does not exceed ten thousand dollars ($10,000.00) in any consecutive two-year period; or*<br><br>*(b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.* |
| ***Section 33C-5 Rapid Transit Zone ("RTZ") District*** | *(B) Existing zoning designations; administrative site plan review required. Until a **special exception** or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.* |

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| ***Section 33C-15.- Metromover Subzone.*** | *(A) Purpose and Intent. The following development review standards and criteria shall govern applications for initial plan approval of the general site development plan, and applications for final site plan review, for all development to be located within the boundaries of the* ***Metromover Subzone*** *established in this section. These standards are consistent with, and support the County's and the City's commitment to, principles of urban planning, including improved mobility, enhanced pedestrian environment, and the reduction of urban sprawl. They are also consistent with the need to provide for the public service and public infrastructure needs of this area, which is within the County's only* ***regional urban center*** *and, as such, is designated for the highest level of development density and intensity in the County.*<br><br>*(B) Boundaries. The* ***Metromover Subzone*** *of the* ***Rapid Transit Zone*** *is hereby established; the boundaries of the subzone are identified in* ***Exhibits 22(A)*** *and* ***22(B)*** *of* ***Section 33C-2****. The legal description and a full-scale map of the boundaries are on file with the Department.*<br><br>*(C) Permitted Uses. Permitted uses shall be in accordance with Section 33C-11(C) relating to the Government Center Subzone, which are incorporated by reference herein.*<br><br>*(D) Procedures for approval and development standards.*<br><br>*(1) Applications for development in the subzone shall be governed by the pre-application and application procedures and development standards relating to the Government Center Subzone, as set forth in Section 33C-11(D), (E), (F), and (G), which are incorporated by reference herein, except as follows:*<br><br>*(a) Parking shall be governed by Section 33C-8.*<br><br>*(b) Plan review standards regarding public open space may be satisfied with private open space that is open to the public.*<br><br>*(c) Development along the Biscayne Bay and Miami River shorelines shall be subject to the following:*<br><br>*(i) Purpose and intent. In furtherance of CDMP objectives and policies regarding shoreline management, Chapter 33D, and municipal codes and plans addressing development along these shorelines, it is the intent of the criteria contained herein to promote connectivity and accessibility to bayfront and riverfront properties within this subzone and to maintain pedestrian connectivity along the existing and planned public walkway along the shoreline, referred to as the Miami Baywalk.*<br><br>*(ii) Shoreline setback. The setback from the shoreline shall be a minimum of 50 feet as measured from the mean highwater line provided along the applicable water frontage, except that on lots with a depth of less than 200 feet, the setback shall be a minimum of 25 percent of the lot depth.*<br><br>*(iii) Visual corridors. To allow visual corridors to open from ground to sky and to allow public access to the waterfront, side setbacks shall be equal in aggregate to a minimum of 25 percent of the water frontage of each lot based on average lot width.*<br><br>*(iv) Public shoreline walkway. To maintain pedestrian connectivity along the shoreline, a publicly accessible walkway shall be provided within the shoreline setback. Walkway design and connections to adjacent existing or planned walkway segments shall be consistent with the County's Shoreline Development Review Manual and, if adjacent to properties under the City of Miami's jurisdiction, with the City of Miami's Waterfront Walkway Design Standards.* |

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| | *(2) It is further provided that, in the review of an application for public hearing other than for a governmental facility, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services, including assessment of impacts beyond minimum concurrency requirements pursuant to Chapter 33G and minimum subdivision requirements pursuant to Chapter 28. The reviewing agency may recommend additional improvements to address such identified impacts.*<br><br>*(3) Approval of such public hearing application may be conditioned on the provision of improvements recommended by a reviewing agency and of such other public service, public infrastructure, or* ***public benefits improvements*** *as the Board may determine to be appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area. Such improvements may include, without limitation: improvements to rapid transit infrastructure or surrounding roadways; mobility connections to the Rapid Transit System or other buildings or facilities in the surrounding area; emergency services facilities; educational facilities; public parks or public open spaces; tree canopy enhancements; public water and sewer infrastructure; or affordable housing.*<br><br>*(4) Notwithstanding any other provision to the contrary, for any privately-owned property added to this subzone after April 20, 2021, unless an application for initial review for development approval for such property has been filed in accordance with this section within two years from the effective date of its inclusion in the subzone, the inclusion of such property in the subzone, and the corresponding assertion of County regulatory jurisdiction over it, shall sunset.*<br><br>*(E) Platting. Separate parcels located within the subzone and made subject to a unity of title or covenant in lieu of unity of title shall not be deemed a subdivision and shall be exempt from the platting requirements of Chapter 28.*<br><br>*(F) Conflicts. The development review procedures, standards, and criteria set forth in this section shall govern in the event of a conflict with other zoning, subdivision, or landscape regulations of this code or with the Miami-Dade County Public Works Manual.* |
| ***Section 33-311(A)(3) Special Exception, Unusual and New Uses.*** | ***Special exceptions*** *(for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.* |
| ***Section 33-311(A)(4)(b) Non-Use Variances From Other*** | *Upon appeal or direct application in specific cases, the Board shall hear and grant applications for* ***non-use variances*** *from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the* |

# ZONING RECOMMENDATION ADDENDUM

1201 Brickell Bay, LLC, ET AL
*PH: Z24-188*

| | |
|---|---|
| ***Than Airport Regulations*** | *stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.* |

*Building and Neighborhood Compliance*

***ENFORCEMENT HISTORY***

| | |
|---|---|
| 1201 BRICKELL BAY, LLC ET AL/GATTUSO, JOHN | 1201/1250/1260 BRICKELL BAY DR<br>1221 BRICKELL AVE<br>MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |
| PENDING | Z2024000188 |
| **DATE** | **HEARING NUMBER** |

**FOLIO No: 01-4139-071-0010/01-0210-005-3210/01-4139-035-0010/01-0210-050-4250**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**
September 15, 2025

**NEIGHBORHOOD REGULATIONS:**
**Folio No.s: 01-4139-071-0010/01-0210-005-3210/01-4139-035-0010/01-0210-050-4250**
There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**
**Folio No.s: 01-4139-071-0010/01-0210-005-3210/01-4139-035-0010/01-0210-050-4250**
There are no open/closed cases in BSS.

**VIOLATOR:**
1201 BRICKELL BAY, LLC ET AL/GATTUSO, JOHN

**OUTSTANDING LIENS AND FINES:**
There are no outstanding liens or fines.

# Memorandum

**Date:** October 14, 2025

**To:** Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources (RER)

**From:** Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

**Subject:** Z2024000188-3rd Review
1201 Brickell Bay Drive, 1221 Brickell Avenue,
1250-1260 Brickell Bay Drive.
Special Exception for RTZ General Development Plan with the purpose of assigning the property, the applicable permitted uses and development regulations in accordance with section 33C-15 of the Code for a mixed-use development.
(RTZ Metromover Subzone) (4.72 acres)
07-54-42

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RER-Code Coordination and Public Hearings Section has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal.

Public Water and Sanitary Sewer Review

According to RER records, public water and public sanitary sewers are within feasible distance to connect to public water and public sanitary sewer. Pursuant to the Code and based on the proposed conceptual plans, the proposed multi-family development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by the County for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

*Please be advised,* RER-Environmental Plan Review *review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

**Conditions of Approval: That the property owner submit a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.**

Water Control Review

A RER Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(b) of the Code, the applicant is advised that a RER Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

**Conditions of Approval: None**

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "1201 Brickell Bay Drive" prepared by Field Operations and dated as received by Miami-Dade County on May 29, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

**Conditions of Approval: None**

Coastal Resources Review
The subject application must comply with Miami-Dade County's CDMP, the Code, and Miami-Dade County's Manatee Protection Plan (MPP). The applicant is advised that authorization via a Class I permit is required prior to the commencement of any work in, on, over or upon tidal waters, coastal wetlands, or work to cut, trim or alter mangrove trees in Miami-Dade County.

The site plan, survey, and landscape plan submitted in support of the subject application do not propose any work in, on, over, or upon tidal waters and no work requiring a Class I Permit is authorized by this approval.

The applicant is advised that the West Indian Manatee (*Trichechus manatus*) may gain access to tidal waters adjacent to the subject property. Manatees have been injured or killed by entrapment in existing culverts and in roadway/culvert construction projects in Miami-Dade County. The Miami Dade County Manatee Protection Plan (MPP) requires that all new or replacement culverts and outfalls accessible to manatees be designed to prevent entrapment of or injury to manatees. Those outfalls which are greater than 7 inches and less than 60 inches in diameter shall be covered with grates or screens with spaces less than 7 inches wide to prevent entrapment. New culverts installed in areas not previously accessible to manatees shall be covered with flap gates or other devices designed to cause no injury to manatees, and to prevent manatees from entering the outfalls or culverts, including during construction.

The applicant is advised that permits from the Army Corps of Engineers (305) 526-7181, the Florida Department of Environmental Protection (561) 681-6600 and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. The applicant is responsible for contacting these agencies.

The applicant may contact the Coastal Resources Section at (305) 372-6575 or dermcr@miamidade.gov for any questions regarding their permitting procedures and requirements.

**Conditions of Approval: None**

DERM Enforcement History Review
The subject property has no open and four (4) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Folio No. 01-4139-035-0010:

Giardino Gourmet Salads (DERM Closed Case No. GDO-09574)
Unpaid penalties: $0.00
Paid penalties & surcharge: $260.00 (civil penalty and surcharge for UCVN No. B228071)
Unpaid Administrative Costs: $0.00
Paid Administrative Costs: $0.00
Paid Settlement Costs: $750.00 (settlement from continuing violation penalties for UCVN No. B228071)
Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00
Unpaid Liens: $0.00
Paid/satisfied Liens: $0.00

THE KMH COMPANIESDBA JIMMY JOHNS (DERM Closed Case No. GDO-09629)
Unpaid penalties: $0.00
Paid penalties & surcharge: $110.00 (civil penalty and surcharge for UCVN No. B237580)
Unpaid Administrative Costs: $0.00
Paid Administrative Costs: $0.00
Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00
Unpaid Liens: $0.00
Paid/satisfied Liens: $0.00

BRICKELL EQUITIES CORP., LTD. (DERM Closed Case No. UT-01964)
Unpaid penalties: $0.00
Paid penalties & surcharge: $5,000.00
Unpaid Administrative Costs: $0.00
Paid Administrative Costs: $1,051.73
Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00
Unpaid Liens: $0.00
Paid/satisfied Liens: $0.00

AMERISWISS INVESTMENT ASSN. (HEDS Closed Case No. 1992031011441432)
Unpaid penalties: $0.00
Paid penalties & surcharge: $100.00 (civil penalty for UCVN No. 087339)
Unpaid Administrative Costs: $0.00
Paid Administrative Costs: $0.00
Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00
Unpaid Liens: $0.00
Paid/satisfied Liens: $0.00

Concurrency Review

A concurrency review has been conducted for this application and RER has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** June 26, 2025

**To:** Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

**From:** Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

**Subject:** Z2024000188-2nd Review
1201 Brickell Bay Drive, 1221 Brickell Avenue,
1250-1260 Brickell Bay Drive.
Special Exception for RTZ General Development Plan with the purpose of assigning the property, the applicable permitted uses and development regulations in accordance with section 33C-15 of the Code for a mixed-use development.
(RTZ Metromover Subzone) (4.72 acres)
07-54-42

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The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal.

Public Water and Sanitary Sewer Review

According to DERM records, public water and public sanitary sewers are within feasible distance to connect to public water and public sanitary sewer. Pursuant to the Code and based on the proposed conceptual plans, the proposed multi-family development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent

Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

*Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

**Conditions of Approval: That the property owner submit a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.**

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 25-year, 3-day storm event per section code reference 24.42.8(4)(i) of the Code.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(b) of the Code, the applicant is advised that a DERM Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

**Conditions of Approval: None**

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "1201 Brickell Bay Drive" prepared by Field Operations and dated as received by Miami-Dade County on May 29, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches)

tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

**Conditions of Approval: None**

Coastal Resources Review

The subject application must comply with Miami-Dade County's CDMP, the Code, and Miami-Dade County's Manatee Protection Plan (MPP). The applicant is advised that authorization via a Class I permit is required prior to the commencement of any work in, on, over or upon tidal waters, coastal wetlands, or work to cut, trim or alter mangrove trees in Miami-Dade County.

The site plan, survey, and landscape plan submitted in support of the subject application do not propose any work in, on, over, or upon tidal waters and no work requiring a Class I Permit is authorized by this approval.

The applicant is advised that the West Indian Manatee (*Trichechus manatus*) may gain access to tidal waters adjacent to the subject property. Manatees have been injured or killed by entrapment in existing culverts and in roadway/culvert construction projects in Miami-Dade County. The Miami Dade County Manatee Protection Plan (MPP) requires that all new or replacement culverts and outfalls accessible to manatees be designed to prevent entrapment of or injury to manatees. Those outfalls which are greater than 7 inches and less than 60 inches in diameter shall be covered with grates or screens with spaces less than 7 inches wide to prevent entrapment. New culverts installed in areas not previously accessible to manatees shall be covered with flap gates or other devices designed to cause no injury to manatees, and to prevent manatees from entering the outfalls or culverts, including during construction.

The applicant is advised that permits from the Army Corps of Engineers (305) 526-7181, the Florida Department of Environmental Protection (561) 681-6600 and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. The applicant is responsible for contacting these agencies.

The applicant may contact the Coastal Resources Section at (305) 372-6575 or dermcr@miamidade.gov for any questions regarding their permitting procedures and requirements.

**Conditions of Approval: None**

DERM Enforcement History Review
There are one (1) open and three (3) closed DERM formal enforcement record(s) for the subject property. Please contact the Enforcement Section if you require additional information.

Folio No. 01-4139-035-0010:

Giardino Gourmet Salads (DERM Open Case No. GDO-09574)
On March 14, 2019, Uniform Civil Violation Notice (UCVN) No. B228071 was issued for failure to properly secure the required Fats Oil and Grease (FOG) Discharge Operating Permit. Due to continued non-compliance with the UCVN, continuing violation penalties were assessed on August 26, 2020.

Unpaid penalties: $5,000.00 (continuing violation penalties for UCVN No. B228071)
Paid penalties & surcharge: $260.00 (civil penalty and surcharge for UCVN No. B228071)
Unpaid Administrative Costs: $0.00
Paid Administrative Costs: $0.00
Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00
Unpaid Liens: $0.00
Paid/satisfied Liens: $0.00

THE KMH COMPANIESDBA JIMMY JOHNS (DERM Closed Case No. GDO-09629)

Unpaid penalties: $0.00
Paid penalties & surcharge: $110.00 (civil penalty and surcharge for UCVN No. B237580)
Unpaid Administrative Costs: $0.00
Paid Administrative Costs: $0.00
Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00
Unpaid Liens: $0.00
Paid/satisfied Liens: $0.00

BRICKELL EQUITIES CORP., LTD. (DERM Closed Case No. UT-01964)

Unpaid penalties: $0.00
Paid penalties & surcharge: $5,000.00
Unpaid Administrative Costs: $0.00
Paid Administrative Costs: $1,051.73
Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00
Unpaid Liens: $0.00
Paid/satisfied Liens: $0.00

AMERISWISS INVESTMENT ASSN. (HEDS Closed Case No. 1992031011441432)

Unpaid penalties: $0.00
Paid penalties & surcharge: $100.00 (civil penalty for UCVN No. 087339)
Unpaid Administrative Costs: $0.00
Paid Administrative Costs: $0.00
Unpaid County investigative, enforcement, testing, or monitoring costs: $0.00
Unpaid Liens: $0.00
Paid/satisfied Liens: $0.00

DERM Concurrency Review

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** June 18, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

**From:** Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

**Subject:** Zoning Application Comments - 1201 Brickell Bay, LLC
Application No. Z2024000188 - (Revision No. 1) - (Pre-App. No. Z24P-166)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Please note that Phase No. 1 of the subject project (East parcel) with Folio No. 01-4139-071-0010 has a WASD Agreements No. 32960 that has expired. The proposed development is anticipated to be completed in two phases, and a Master Agreement will be required.

Application Name: 1201 Brickell Bay, LLC

Location: The subject project is located at 1201 Brickell Bay Drive, 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive with Folio No. 01-4139-071-0010 (Phase I, East Parcel), and Folio Nos. 01-4139-035-0010 and 01-0210-050-3210 (Phase II, West Parcel), within the City of Miami. The site is located in the Metromover Subzone of the Miami-Dade County Rapid Transit Zone (RTZ).

Proposed Development: The development will be accomplished in two phases as per letter of intent submitted with this application. For Phase 1 with Folio No. 01-4139-071-0010 (East Parcel), a Mixed - Use development is planned. that will consist of a Hotel with 212 Rooms and 1,485,174 square feet of Office use. For Phase 2 (western parcels, Folio Nos. 01-4139-035-0010 and 01-0210-050-3210) the planned development will consist of a residential component that will include up to 300 residential units and an increase of the existing office building (652,436 sq. ft.) by 10 percent (65,244 sq. ft.).

The estimated total water demand for Phase No. 1 will be 98,639 (gpd). The estimated total water demand for Phase No. 2 will be 43,762 (gpd). Therefore, the estimated water demand for the overall development will be 142,401 (gpd).

Please Note that the conceptual site plan being provided with this zoning application is being provided for reference only. The final site plan approval will be submitted during the final review under an ASPR process for each phase.

Water: The proposed development is located within the WASD's water service area. The water supply is provided by the Alexander-Orr Water Treatment System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

**Phase 1 (Eastern parcel) Folio No. 01-4139-071-0010:** The developer may connect to any of the following:

- There is an existing 16-inch water main (E 9066-1) in Brickell Bay Drive partially abutting the western boundary of the property.

- There is an existing 12-inch water main (E 8311-2) in Brickell Bay Drive, partially abutting the western boundary of the property.

If the Fire Dept. requires a fire hydrant, a fire line, and/or the developer requires service in SE 12th Street, thence connect to the aforementioned existing 12-inch water main in Brickell Bay Drive and SE 12th Street and extend the same (12-inch water main) southeasterly in SE 12th Street as required to feed the hydrant, fire line, and/or provide service to the property. Note: No more than one fire service shall be connected to this main unless it is looped. Any water main extension shall be 12-inch minimum in diameter. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection

**Phase 2 (Western parcels) Folio Nos. (01-4139-035-0010 and 01-0210-050-3210):** The properties are currently being served by WASD. If an additional connection is required, there is an existing 12-inch water main abutting the site along SE 13th Street. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered for Phase I and Phase 2 of the project.*

A Water Supply Certification (WSC) will be required. Said WSC will be issued at the time the WASD Agreement is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to:
http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the

CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program, please go to: http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to: http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development are transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

**Phase 1 (Eastern parcel) Folio No. 01-4139-071-0010:** The developer may connect to an existing 20-inch gravity sewer (ES7876 -1 & 4) in Brickell Bay Drive, abutting the western boundary of the property. If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

**Phase 2 (Western parcels) Folio Nos. (01-4139-035-0010 and 01-0210-050-3210):** The properties are currently being served by WASD. Is an additional connection is required, there is an existing 18-inch (ES 1-57) gravity sewer abutting the property along Brickell Bay Drive and an existing 12-inch (ES 5444-1) gravity sewer along SW 13th Street butting the southern boundary of the site. ***Final points of connections and capacity approval to connect to the sewer system will be provided at the time of the future development when the WASD Developer Agreement is offered for Phase I and Phase 2 of the project. At such time, a hydraulic modeling analysis will be performed and any upgrades to the system will be identified.***

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 3. The projected sanitary sewer flows for the proposed development will increase the Nominal Average Pump Operating Time (NAPOT) operating hours of P.S. 3 from 4.82 hrs. to 5.04 hrs. Said pump station is in OK Moratorium Code status.

The subject application is located within the Brickell Basin II which has a sanitary sewer special connection charge of $3.90 per gallon. WASD will collect this special connection charge from property owners. The special connection charge is for the expansion of the sewer facilities in the Brickell Basin II Area.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 18, 2025

**To:** Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department

**From:** For: Raul A. Pino, PLS
Division Chief
Regulatory and Economic Resource Department

**Subject:** DIC 24-188
Name: 1201 Brickell Bay, LLC, 1221 Brickell Bay LLC, 1250 BB Asset Co LLC
Section 39 Township 54 South Range 39 East

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I. PROJECT LOCATION:

The property is at Brickell Bay Drive, 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive.

II. APPLICATION REQUEST:

This application is proposing a mixed-use office and hotel towner, to include restaurant and fitness center.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is provided by Brickell Bay Drive, SE 12 Terrace, and SE 13 Street.

IV. RECOMMENDATION:

**The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.**

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

This application will generate approximately an additional **963 PM** Peak Hour trips.
(*) This application was analyzed comparing the trips generated by the existing land use to the trips generated by the proposed land use change. Trip generation was based on applicant traffic study.

***This application meets the traffic concurrency criteria because it lies within the urban infill area and in a municipality where traffic concurrency does not apply.***

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

A. Cardinal Distribution

| | | | |
|---|---|---|---|
| North | 44 % | East | 4 % |
| South | 5 % | West | 47 % |

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

**Station F-5091** located on SW 7 Street west of US 1, has a maximum LOS **"E"** of **2,754** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **821** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5091** with its PHP and assigned vehicles is at LOS **"C"**. The **267** vehicle trips generated by this development when combined with the **821** and those previously approved through Development Orders, **0**, equal **1,088** and will cause this segment to remain at LOS **"C"** whose range is up to 1,254.

**Station F-5090** located on SW 8 Street west of US 1, has a maximum LOS **"E"** of **2,754** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **895** vehicles and **303** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5090** with its PHP and assigned vehicles is at LOS **"C"**. The **35** vehicle trips generated by this development when combined with the **895** and those previously approved through Development Orders, **303**, equal **1,233** and will cause this segment to remain at LOS **"C"** whose range is up to 1,254.

**Station F-0086** located on SE 13 Street west of US 1, has a maximum LOS **"E+20"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,464** vehicles and **32** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0086** with its PHP and assigned vehicles is at LOS **"C"**. The **207** vehicle trips generated by this development when combined with the **1,464** and those previously approved through Development Orders, **32**, equal **1,703** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

**Station F-5042** located on Brickell Avenue south of SE 8 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,340** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5042** with its PHP and assigned vehicles is at LOS **"D"**. The **454** vehicle trips generated by this development when combined with the **2,340** and those previously approved through Development Orders, 0, equal **2,794** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. PLATTING REQUIREMENT:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

# Memorandum

MIAMI-DADE COUNTY

**Date:** June 06, 2025

**To:** Eric Silva, Assistant Director
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

**Subject:** Z2024000188

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The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in "EnerGov" on 05/29/2025. Note: The proposed development is situated within the City of Miami Fire Department's response area. Therefore, kindly coordinate fire department access and apparatus set-up site requirements with their Fire Prevention Division. For your reference and convenience, the main number to their Fire Prevention Division is 305-416-1600.

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

**Date:** October 9, 2025

# Memorandum

MIAMI-DADE COUNTY

**To:** Eric Silva, Assistant Director
Development Services Division
Director, Regulatory and Economic Resources Department (RER)

**From:** Alejandro Zizold, Chief of Planning, Research and Grants *Alejandro Zizold*
Planning and Design Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

**Subject:** Z2024000188 - 1201 Brickell Bay, LLC (Preapplication: Z2024P00166) V2 Review

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**Applicant Name:** Neisen Kasdin on behalf of 1201 Brickell Bay, LLC; 1221 Brickell Bay, LLC; 1250 BB Asset Co LLC.

**Project Location:** The properties consist of approximately ±4.71-Acres and the properties are located at 1201 Brickell Bay Drive, 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive, in City of Miami (Folios: 01-4139-071-0010, 01-4139-035-0010, 01-0210-050-3210, 01-0210-050-4250). The subject property is located within the Metromover Subzone of the Miami-Dade County Rapid Transit Zone ("RTZ").

**Proposed Development:** The applicant seeks an Administrative Site Plan Review to develop the Property in two phases. The first phase is developing the parcel 1201 Brickell Bay Drive (Folios: 01-4139-071-0010), with a new Class A mixed-use office building containing office, hotel/accommodation, retail/personal service establishment (including health and fitness club), food/beverage establishment and parking uses. The second phase includes the parcels at 1221 Brickell Avenue and 1250 / 60 Brickell Bay Drive (Folios: 01-4139-035-0010, 01-0210-050-3210, 01-0210-050-4250), including office, residential units, retail / personal services, food and beverage, and parking space.

**Current Park Benefit District Area Conditions**: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 are shown on the attached map in Figure 1.

The development will be within close proximity to the Underline, and within 0.5 mile from the Miami-Dade County proposed Miami River Greenway. The Underline serves the local community and allows for pedestrian and bicycle friendly pathways for commuting and recreational purposes. The Underline will transform 10-miles of land beneath the Metrorail from Dadeland to the Miami River into an iconic greenway, urban trail and living art destination. The Underline and Miami River Greenway are integral segments of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

There are multiple Miami-Dade County regional parks, and City of Miami parks within a 3-mile radius of the application area.

**Impact and Demand:** The applicant site is located within the City of Miami and therefore the County's Level of Service Standards do not apply. There are several parks larger than 5-acres within the 3-mile radius from the application area including, Rickenbacker and Hobbie Beach, Lummus Park, Town Park, Simpson Park, Fern Isle Park / South Fork Park, Shenandoah Park/Pool, Theodore Gibson Park Recreation, E.G. Sewell Park, Margaret Pace Park, Alice Wainwright Park, Watson Island Park, David T. Kennedy Park, Bayfront Park, Bicentennial Park, Marlins Park Stadium, and Miami Rowing Center- Virginia Key Park. Please coordinate with the City of Miami's Park Department's regarding the Level of Service impact from the proposed development on park and open space needs.

**Community Benefit:** While the proposed development is located within the Miami-Dade County RTZ Metromover Subzone, this development has no impact on Miami-Dade County's parks, facilities, or level of service standards. This development, however, may impact programmed recreational improvements

at Metromover stations and the Underline. The design of the project resulting from this application should be done in coordination with Miami-Dade County Department of Transportation and Public Works (DTPW) and the nonprofit organization Friends of The Underline in order to maximize potential mutual benefits. The applicant should consider the following as it pertains to community benefits:

- The application does not indicate the number of proposed dwelling units, dwelling types, amount of proposed open space, amount of proposed amenity space or its type, amount of retail or office space per phase, PROS request the applicant to provide adequate private recreation opportunities for the future residents that meets the level of service need for the residents, and the total area designated for private recreational space.
- Including a bicycle facility in centralized highly visible areas to encourage non-motorized mobility and micro mobility, and that it serves residents, visitors, office users and retail users. A bicycle facility includes but is not limited to a bicycle storage room with an adequate number of bicycle parking spaces, bicycle repair stations, covered bike racks, water foundation, rest stop, etc.
- Contributing wayfinding signage, markings, and safe crossing features directing residents and visitors to The Underline, Metrorail, and Metromover will encourage safe non-motorized access and mobility.
- Providing shade trees that are as mature as feasible upon installation along S.W. 1st Avenue and S.W. 10th Street will offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and complement the ground level design of the development.

**Recommendations:** PROS offers the following recommendations and requests additional information regarding this project:

- Please consider proposing native trees that provide a substantial shade canopy along walkways and amenity areas to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County Open Space Master Plan (OSMP). In particular, the area adjacent to the waterfront has no substantial shade cover, and would benefit from shade trees, not palms in the walkway.
- Please provide a complete set of plans and detailed site plan of the proposed development site that will show the proposed design, and detail total area dedicated to private open space and recreational areas, as well as labeling all proposed recreational amenities. PROS recommends a non-motorized access areas throughout the development to provide a walkable neighborhood per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).
- Please provide an updated Site Plan to include the Open Space Requirements Diagram and calculations, detailing proposed versus required Open Space.

These recommendations are based on the following Recreation and Open Space policies and objectives in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1
*Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.*

Objective ROS-2
*Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.*

ROS-3B
*The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.*

Objective ROS-8
*The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.*

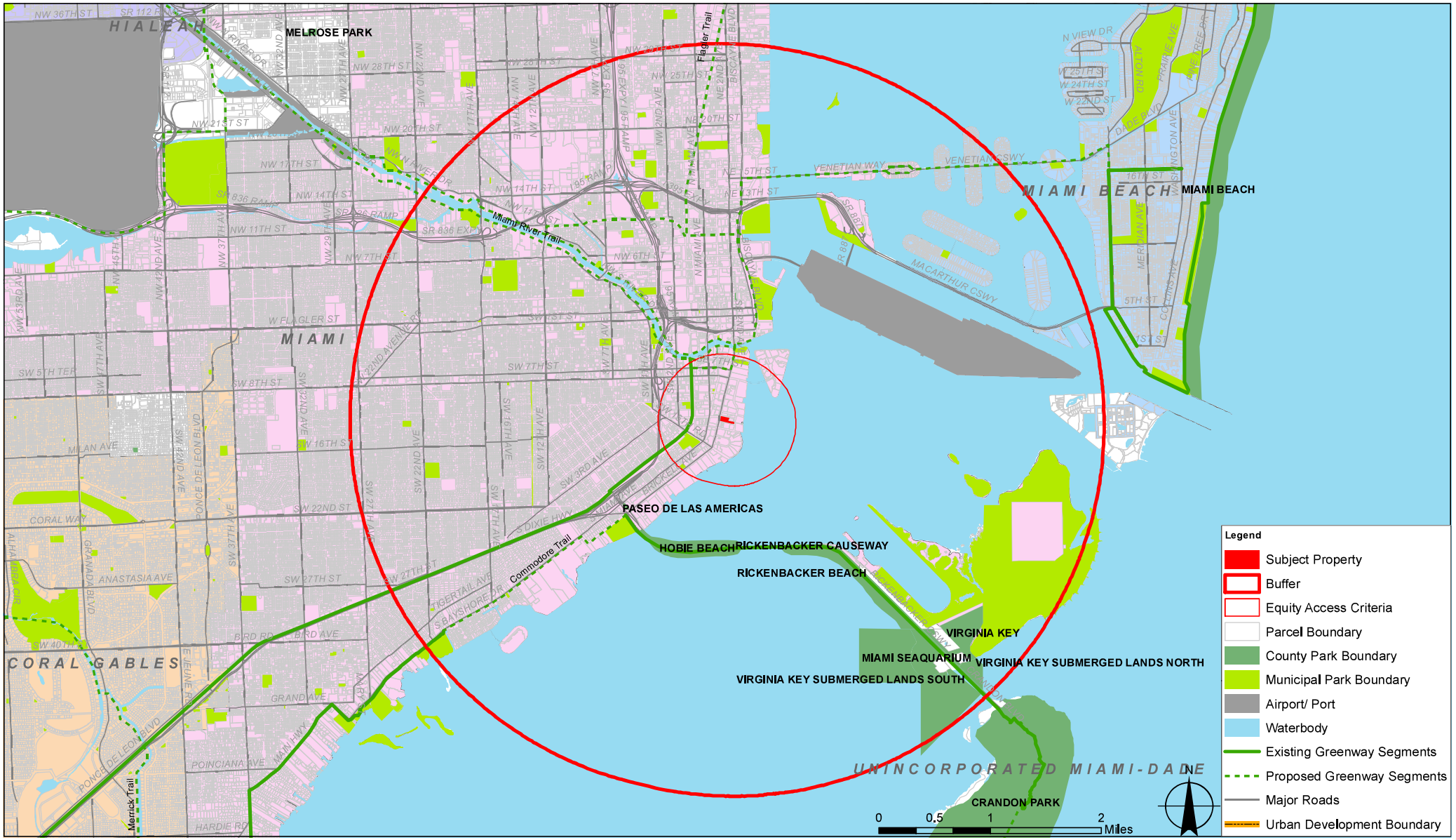
Based on our findings and recommendations described herein, **PROS has no objection to the application. The Department will offer further review for the proposed development at the time of the Administrative Site Plan Review (ASPR) review/approval.**

Should you have any questions, or if you need any additional information or clarification on this review, please contact Sol Kohen, Park Planner II, by email at sol.kohen@miamidade.gov

AZ:at sk cl Alissa Turtletaub

Attachment

# FIGURE 1: Z2024000188 - 1201 BRICKELL BAY, LLC
# MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



# Memorandum

MIAMI-DADE COUNTY

**Date:** November 13, 2025

**To:** Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

**From:** Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

**Subject:** Review of DIC Project No. Z2024000188
1201 Brickell Bay, LLC
DTPW Project No. OSP 173

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**Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:**

**CONDITIONS/RECOMMENDATIONS**

**I. <u>Transportation Planning and Policy Division:</u>**

**A. Conditions**

1. The applicant shall ensure that the sidewalk along SW 13th St., SW 12th Terr., Brickell Bay Drive, and Brickell Avenue be maintained in good, operable condition and accessible throughout the duration of construction at the development site to not impede public access to the existing bus stops mentioned in Project Description.
2. The applicant shall promote enhanced pedestrian and bicycle accessibility within the project to improve connections to the nearby Metromover, Metrorail, Metrobus, Underline, and M-Path facilities:
    a. The applicant shall provide 10-15-foot sidewalks on all streets surrounding the property and enhanced bike lanes to allow for higher than usual bicycle, pedestrian, and micro-mobility demand at this location.
    b. The applicant shall provide enhanced crosswalks or additional pavement markings if approved by Traffic Engineering Division (TED) to clearly delineate safe crossing locations. This will promote walkability to the bus stops and train stations mentioned in the Project Description section of this Memo.

c. The applicant shall prioritize the pedestrian environment by making all walkways flat as they cross over vehicle access ramps and driveways.

3. Due to the proposed density of the project and the proximity to the Metromover rapid transit system, The applicant shall retain the existing on-street parking spaces to the proposed site plan as there is a need in the area for parking, pick-up and drop-off zones.
    a. Pick-up and drop-off areas may be used for ridesharing services and transit on demand services.
    b. Valet service should have a dedicated on-property location and should utilize the public right-of-way.
4. The applicant shall coordinate with DTPW' Design and Engineering section to ensure wayfinding is provided to all available transit options.

**B. Recommendations**

5. Due to the proposed density of the project and the proximity to the Metromover rapid transit system, the applicant should provide dedicated bicycle and micro-mobility device parking near the property entrances.
6. Applicant shall provide the plans on future use of the vacant property located across from the build site that was purchased.

**Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the comments above.**

## II. Traffic Engineering Division

**A. Conditions**

1. This development has been approved to redevelop three (3) parcels located at 1201 Brickell Bay Drive, 1221 Brickell Avenue, and 1250 Brickell Bay Drive. The proposed redevelopment at 1201 Brickell Bay Drive includes a 212-room hotel with a 505-person ballroom, 1,041,801 square feet of office space, fine dining restaurants totaling 550 seats, and 7,240 square feet of health/spa facilities. The 1221 Brickell Avenue redevelopment consists of retaining the existing 426,134-square-foot office building and constructing a new parking garage with approximately 1,420 spaces. The 1250 Brickell Bay Drive redevelopment consists of 300 high-rise multifamily residential units. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.

2. The location of the gates and the queuing analysis results for both the off-site and on-site parking garages shall be incorporated into ASPR application ZZ2024000204.
3. A revised signed and sealed site plan showing the added pavement markings and signage for the office drop-off area on the west side of the building, ensuring that the driveways have a maximum width of 15 feet, shall be provided as part of the ASPR application ZZ2024000204. The drop-off area shall operate as a one-way circulation, with right-in access from the south driveway and right-out access from the north driveway.
4. Please ensure that all trees within the sight triangles must comply with the FDOT standards outlined in the "Tree Spacing Table" provided below.

**Additional Impacts on Public Facilities and Services**

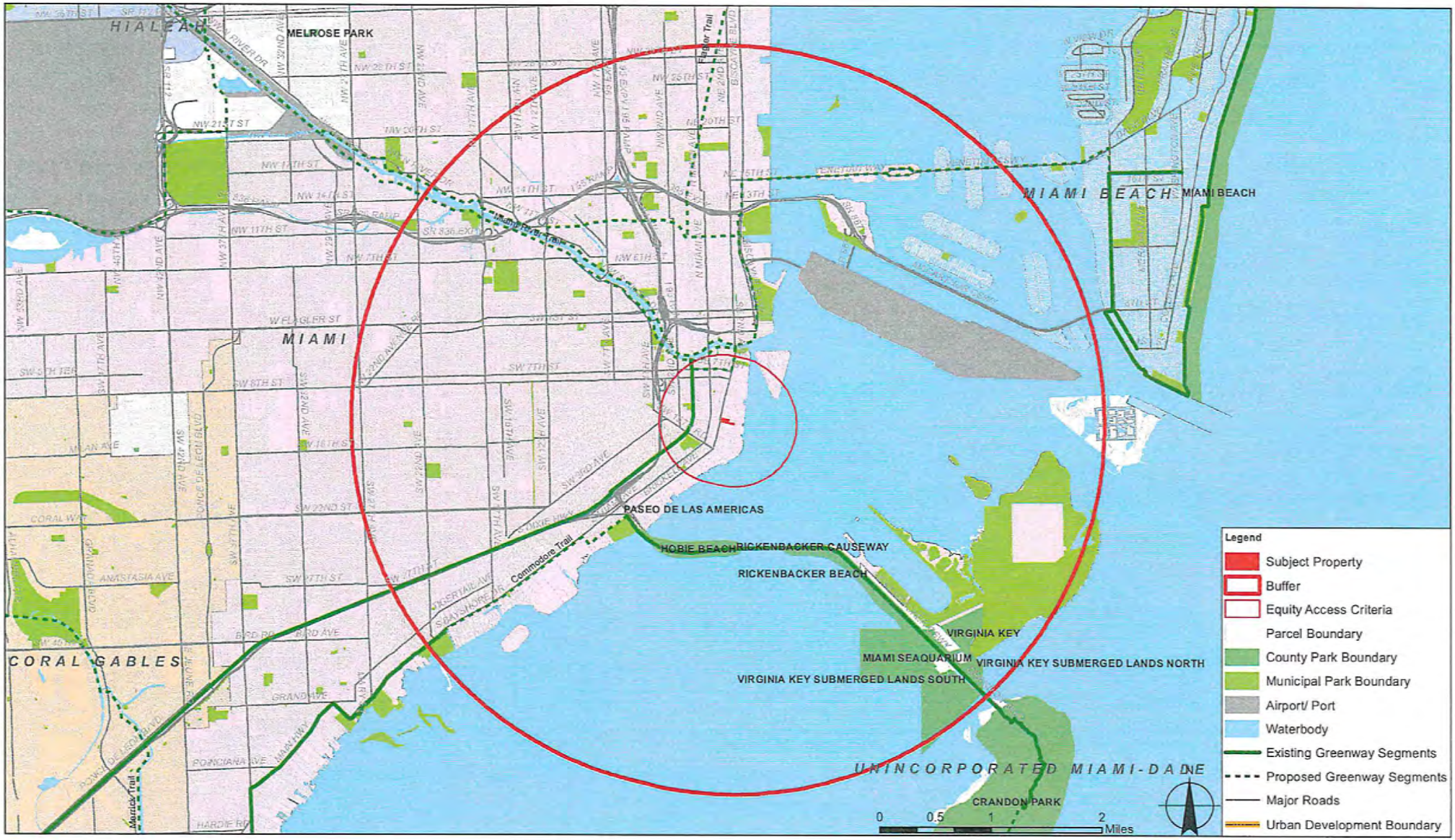
5. Midblock crosswalks shall be installed across Brickell Bay Drive at two (2) locations: one on the south side of the intersection of SE 12th Terrace and Brickell Bay Drive, and another on the north side of the intersection of SE 13th Street and Brickell Bay Drive. The midblock crosswalks shall feature high-emphasis pavement markings, accessible curb ramps, and Rectangular Rapid Flashing Beacons (RRFBs).
6. Prior to approval of the ASPR, the 1201 Owner shall cause a licensed traffic engineer selected to conduct a crosswalk warrant analysis, acceptable to the County's traffic engineer, for the segment of Brickell Bay Drive between SE 12th Street and SE 10th Street and. The analysis shall be submitted to the County's Traffic Engineering Division for review and approval. If the analysis determines that a new crosswalk ("Additional Midblock Crosswalk") is warranted within this segment, the 1201 Owner shall install the crosswalk prior to the issuance of the Certificate of Occupancy.

**Please contact Anamersy Arce at Anamersy.Arce@miamidade.gov if you have any questions on the conditions above.**

**If you have any questions concerning the overall review conditions, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.**

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, P.E., Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Manager, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW

# FIGURE 1: Z2024000188 - 1201 BRICKELL BAY, LLC
# MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 15, 2025

**To:** Eric Silva, Assistant Director
RER Development Services

**From:** Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

A.R

**Subject:** DIC Z24-188
1201 Brickell Bay, LLC, 1221 Brickell, LLC, and 1250 BB Asset Co, LLC
MDAD DN-24-10-4527

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As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of DIC Application Z24-188. The applicant, 1201 Brickell Bay, LLC, 1221 Brickell, LLC, and 1250 BB Asset Co, LLC, is requesting to develop the property in multiple phases to include a 54 story building consisting of a state of the art office and hotel tower. The development will also include a restaurant, retail space, a health spa, fitness club, ballroom, and parking spaces. The 4.17 acre property is located at 1201 Brickell Bay Drive, 1221 Brickell Avenue and 1250-1260 Brickell Bay Drive, in incorporated, Miami-Dade County, Florida.

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). **As such, the applicant is required to obtain an MDAD-issued Airspace / Land Use Letter of Determination prior to administrative site plan review.** In addition, an MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: https://www.miami-airport.com/facilities_development.asp. The checklist explains the airspace review process and requirements.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure reaching or exceeding 200 feet AGL. The applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov). **Please note, FAA determinations are a pre-requisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

All uses on the property are required to comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

AR/rb

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office

# Memorandum

**Date:** August 22, 2025

**To:** Eric Silva, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

**From:** Rosie Cordero-Stutz, Sheriff
Miami-Dade Sheriff's Office

**Subject:** Review – Zoning Application – Case: No. Z2024000188
1201 Brickell Bay, LLC., 1221 Brickell, LLC., and 1250 BB Asset Co., LLC.

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**APPLICATION:**

The applicant, 1201 Brickell Bay, LLC., 1221 Brickell, LLC., and 1250 BB Asset Co., LLC., is requesting to develop the Property with a 54-story building. The 4.17-acre property is located at 1201 Brickell Bay Drive in incorporated, Miami-Dade County, Florida.

**CURRENT POLICE SERVICES:**

The project is in the City of Miami and serviced by the Miami Police Department, located at 400 NW 2nd Avenue, Miami, FL 33128.

**APPLICATION REVIEW:**

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess potential impacts on MDSO resources, particularly in relation to proposed zoning modifications. This application is requesting to develop the Property with a 54-story building.

Current data on police staffing, population, and crime/calls-for-service trends were analyzed to evaluate any anticipated changes. As this development falls outside of MDSO's jurisdiction, our Agency does not anticipate any impact on its resources and has no further comments regarding the proposed zoning modifications.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning & Special Projects Office, at 305-471-2167, or via e-mail at gbd@mdso.com.

RCS/jhb

# Memorandum

**Date:** 09/02/2025

**To:** Eric Silva, AICP, Assistant Director
Regulatory and Economic Resources Department

**From:** Achaya Kelapanda, Deputy Director, Operations *Achaya Kelapanda*
Department of Solid Waste Management

**Subject:** 1201 Brickel Bay Drive (Z2024-000188)

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The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

**Application:** The applicant, Akerman LLP, is requesting approval of a Special Exception for a General Development Plan, pursuant to Section 33C-3.1(B) of the County Code, with the purpose of assigning to the Property the applicable permitted uses and development regulations of the Metromover Subzone in accordance with Section 33C-15 of the County Code. As the Property is located in the Rapid Transit Zone ("RTZ"), jurisdiction over land development-related requests is retained by the County pursuant to Chapter 33C of the County Code. The applicant is proposing to develop the site into a state-of-the-art, mixed-use office and hotel tower (the "1201 Tower"), containing office, hotel/accommodation, food/beverage establishment (including restaurant), retail/personal service establishment (including health spa and fitness club), and parking uses.

**Size:** The subject property is approximately 14.17 acres in size.

**Location:** The property is located at 1201 Brickell Bay Drive, 1221 Brickell Avenue, and 1250-1260 Brickell Bay Drive, in the Metromover Subzone of the Miami-Dade County ("County") Rapid Transit Zone ("RTZ"), within the City of Miami.

**Analysis:**

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 20, 2024, which is valid through September 30, 2025, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is no solid waste disposal facility within 2.5 miles, or transfer facility within 1.5 miles or collection facility with ¼ mile of the subject property.

2. Garbage and Trash Collection Services

Should the request be approved and built as proposed, the resulting development would meet the definition of a "commercial establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of commercial establishments located in areas under the County's jurisdiction:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services, and multi-family and commercial establishments located outside the DSWM service area most typically work with either a municipal hauler (if applicable) or a permitted private hauler to provide both waste and recycling in one contract.

3. Recycling: Commercial Establishments

**Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

1) High-grade office paper
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

**Section 15-2.3b** of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable. Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for commercial properties may be found on the website at https://www.miamidade.gov/solidwaste/business-recycling.asp

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., somewhere for residents / tenants to store their recycling carts or bins, or in the case of centralized waste collection, with dumpster containers, a permanent space for recycling carts or larger receptacles).

**Sec. 15-4(2)(a)** Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. (b) For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs may be found on the website at http://www.miamidade.gov/solidwaste/business-recycling.asp.

4. Recycling and Waste Storage/Setout Considerations

**Section 15-4** of the Code requires that plans for storage and collection of recyclables and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and, hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49-foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property, should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 28, 2025

**To:** Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

**From:** Jeff Ransom, Historic Preservation Specialist
Department of Regulatory and Economic Resources

**Subject:** Zoning Review Z2024-000188 1201 Brickell Bay, LLC, 1221 Brickell, LLC, 1250 BB Asset Co LLC

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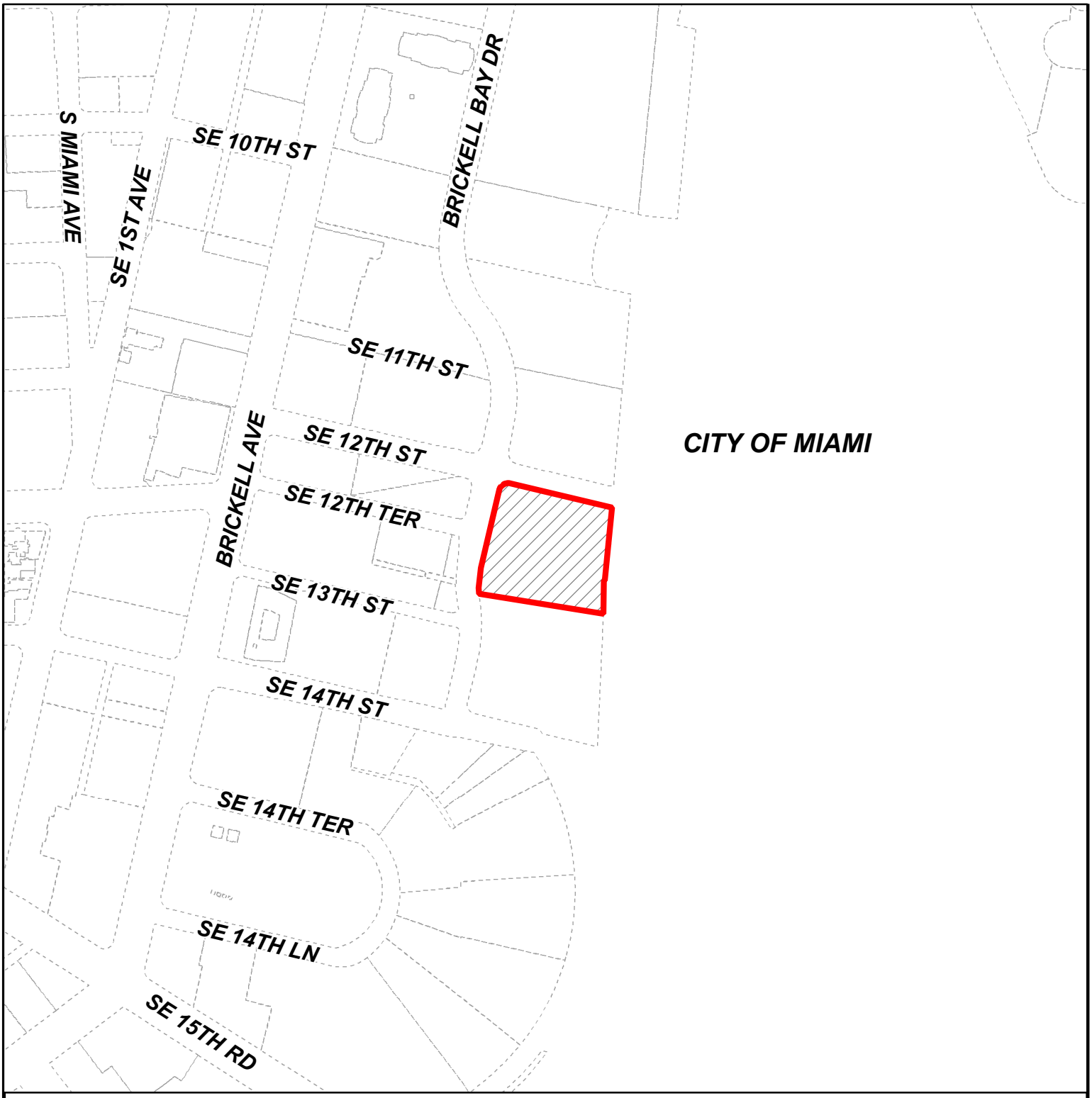
The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Miami-Dade County has planning, zoning, and permitting jurisdiction for these sites through County Codes 33C-2 and 33C-15. This includes historic preservation jurisdiction. Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The application area associated with folios 01-4139-071-0010, 01-4139-035-0010, 01-0210-050-3210 and 01-0210-050-4250 is located within an area evaluated for moderate archaeological significance.

Condition for Approval:
The OHP shall require a Certificate to Dig (CTD) permit prior to any ground-disturbing work. The applicant shall retain the services of an archaeological consultant who shall conduct a phase one archaeological survey of the application area prior to construction work and submit a report to the OHP within 30 days of the completed archaeological work. Archaeological monitoring during any demolition or initial construction excavation work shall be required and a report submitted to the OHP within 30 days of completed work. If significant archaeological deposits or features are encountered, additional archaeological work and management plan may be required by the OHP.

For any questions and to obtain a CTD permit, please contact Jeff Ransom at (305) 375-3412 or via email at jeff.ransom@miamidade.gov.




# MIAMI-DADE COUNTY

## HEARING MAP

**Process Number**

# Z2024000188

**Section: 07 Township: 54 Range: 42**
**Applicant: 1201 Brickell Bay, LLC, 1221 Brickell, LLC, 1250 BB Asset Co LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 5**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

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**Legend**

Subject Property Case

Zoning

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, October 2, 2025**

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

**AERIAL YEAR 2024**

**Process Number**

**Z2024000188**

**Legend**

Subject Property

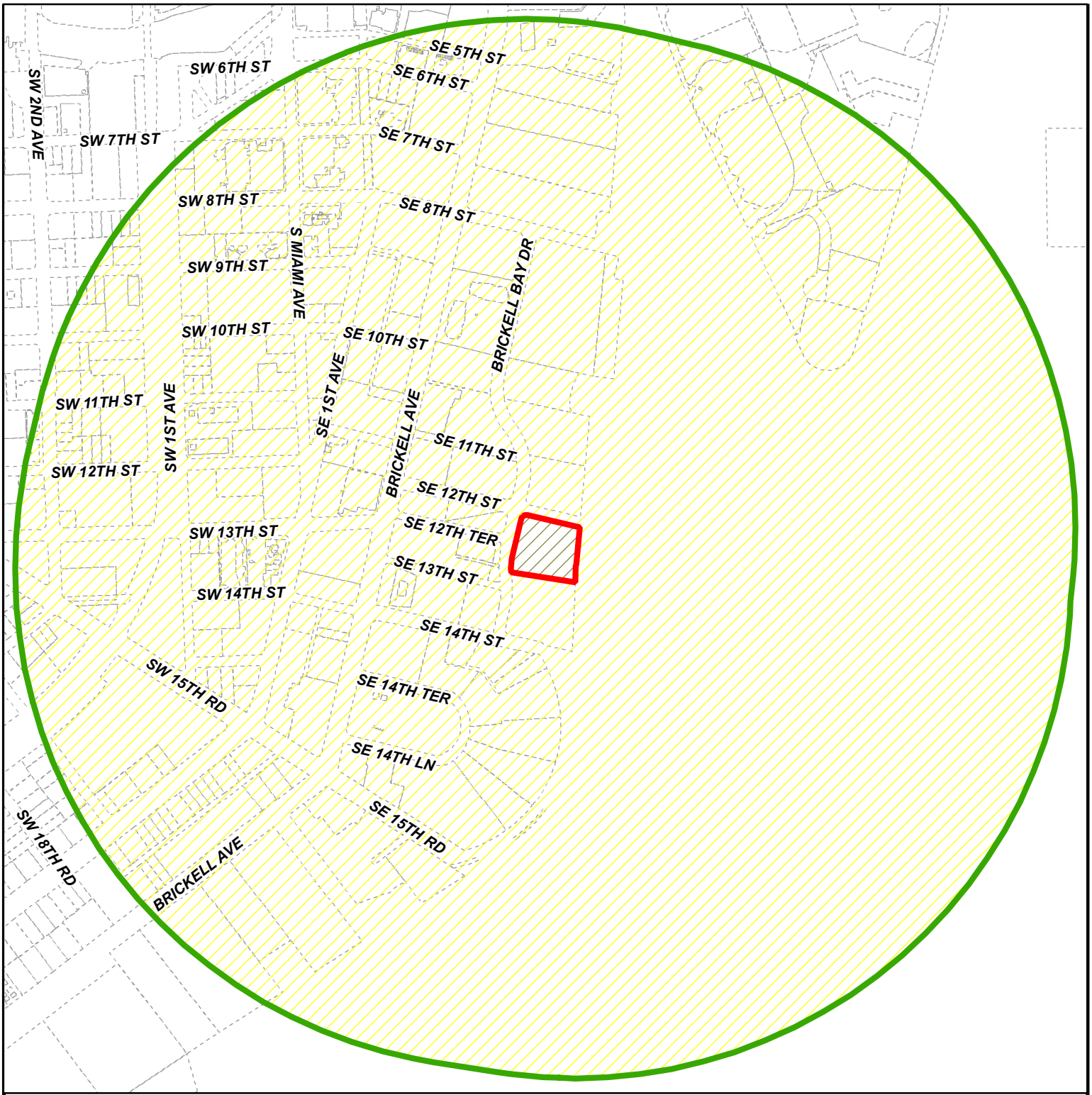
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**Section: 07 Township: 54 Range: 42**
**Applicant: 1201 Brickell Bay, LLC, 1221 Brickell, LLC, 1250 BB Asset Co LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 5**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, October 2, 2025**

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

## RADIUS MAP

**Process Number**

**Z2024000188**

**RADIUS: 2640**

**Section: 07 Township: 54 Range: 42**
**Applicant: 1201 Brickell Bay, LLC, 1221 Brickell, LLC, 1250 BB Asset Co LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 5**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

## Legend

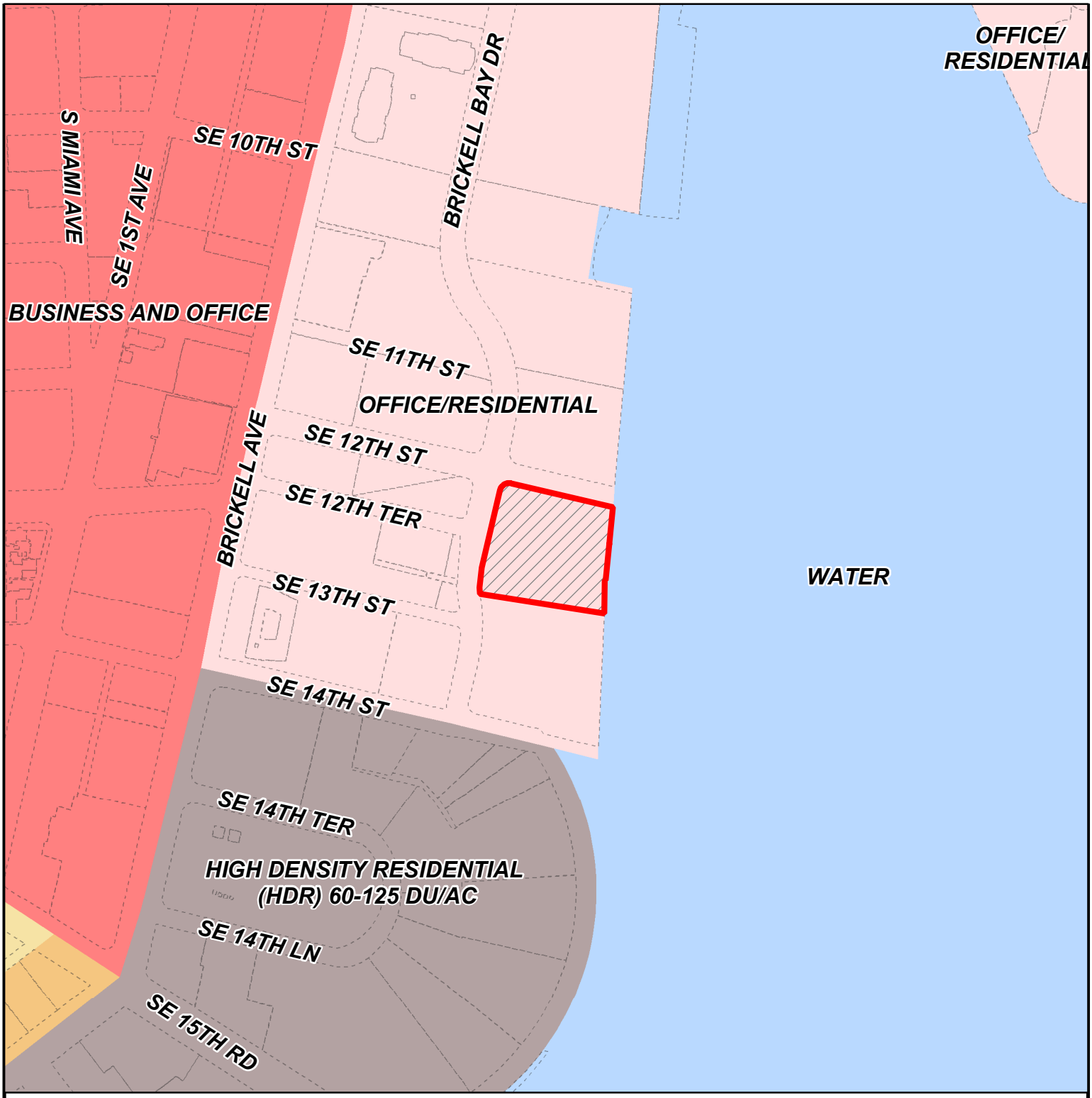
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, October 2, 2025**

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

**CDMP MAP**

**Process Number**

## Z2024000188

**Section: 07 Township: 54 Range: 42**
**Applicant: 1201 Brickell Bay, LLC, 1221 Brickell, LLC, 1250 BB Asset Co LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 5**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

Subject Property Case

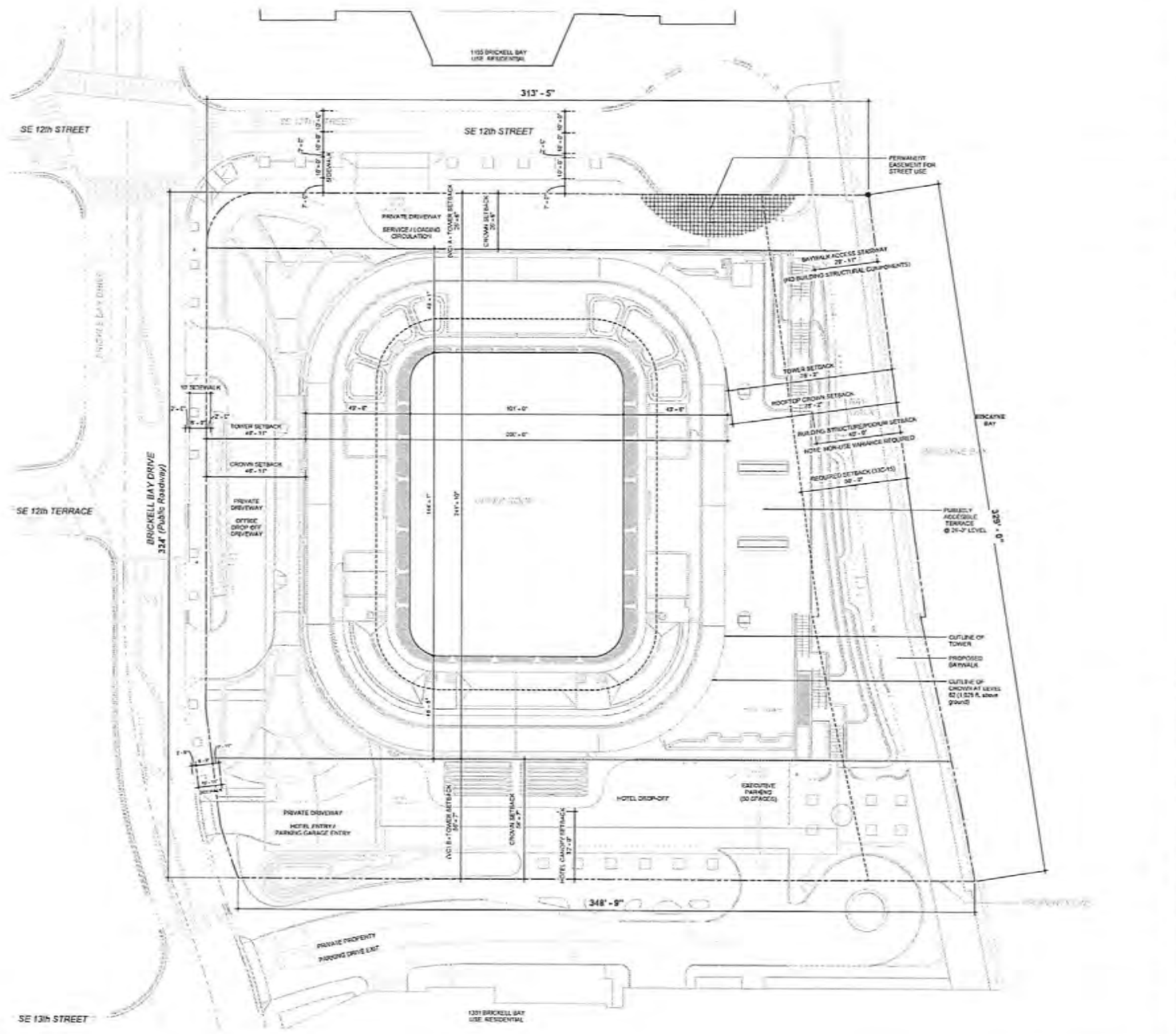
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MIAMI-DADE COUNTY

**SKETCH CREATED ON: Thursday, October 2, 2025**

| REVISION | DATE | BY |
|---|---|---|
| | | |

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR




PROPOSED SITE PLAN 1



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|
| | MASTER PERMIT SET | 12 SEP 2025 |

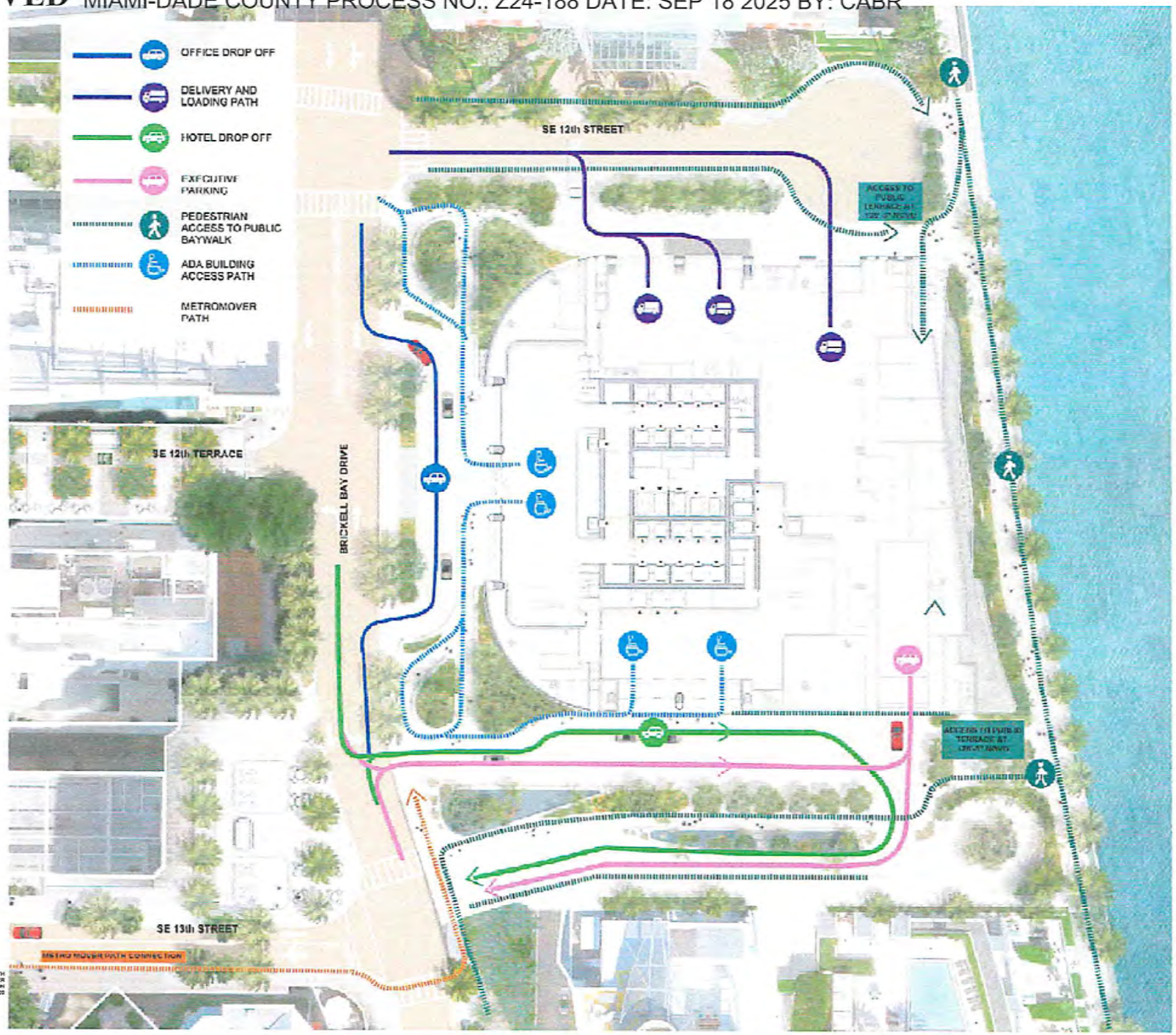
AAI

1201 Brickell Bay Drive

PROPOSED SITE PLAN

A-001.01

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR






1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

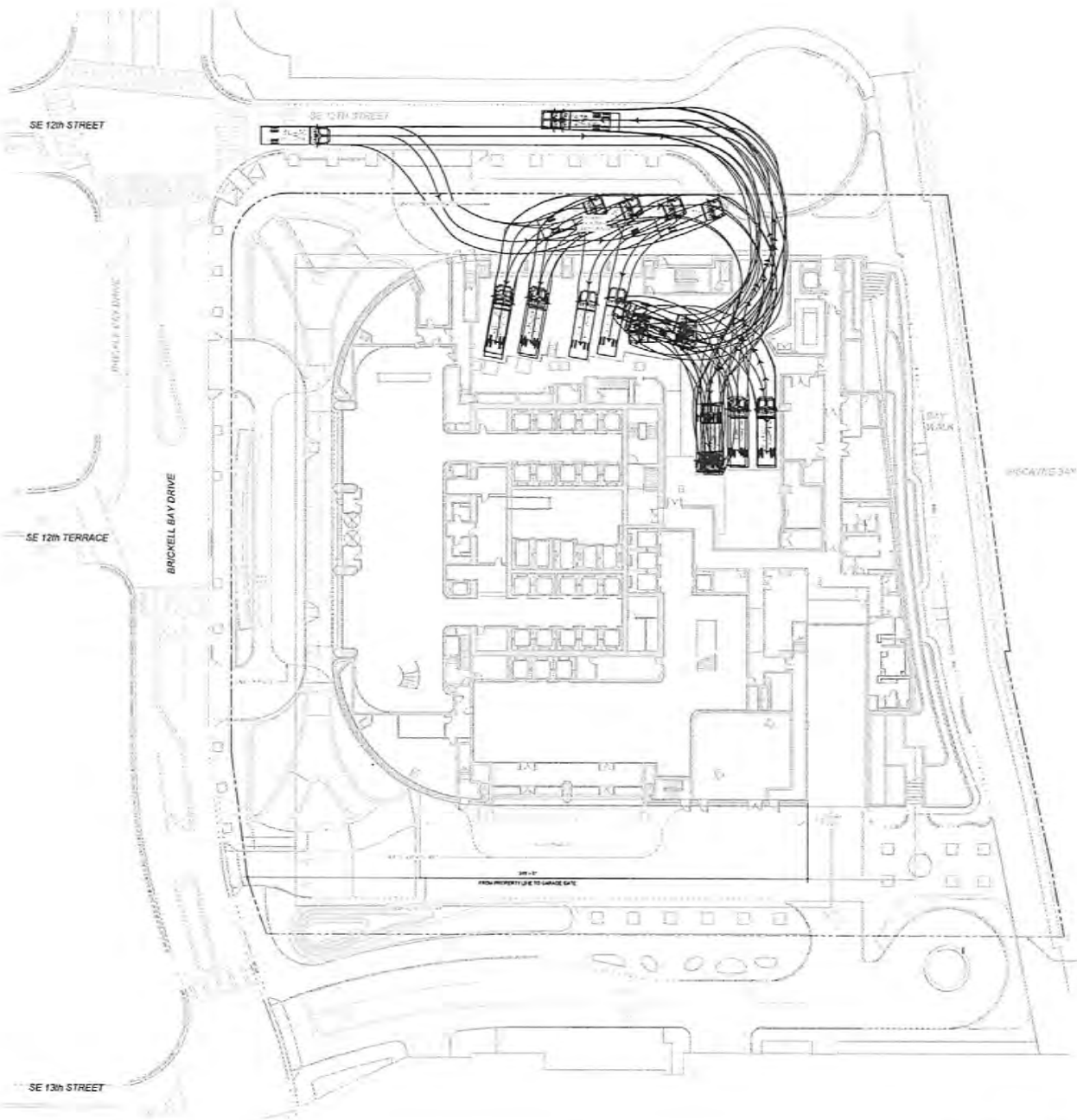
AAI ARCHITECTS, P.C.

1201 Brickell Bay Drive

PROPOSED SITE PLAN CIRCULATION

A-002

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR




GROUND FLOOR DELIVERY MANUVERABILIY PLAN (2)



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

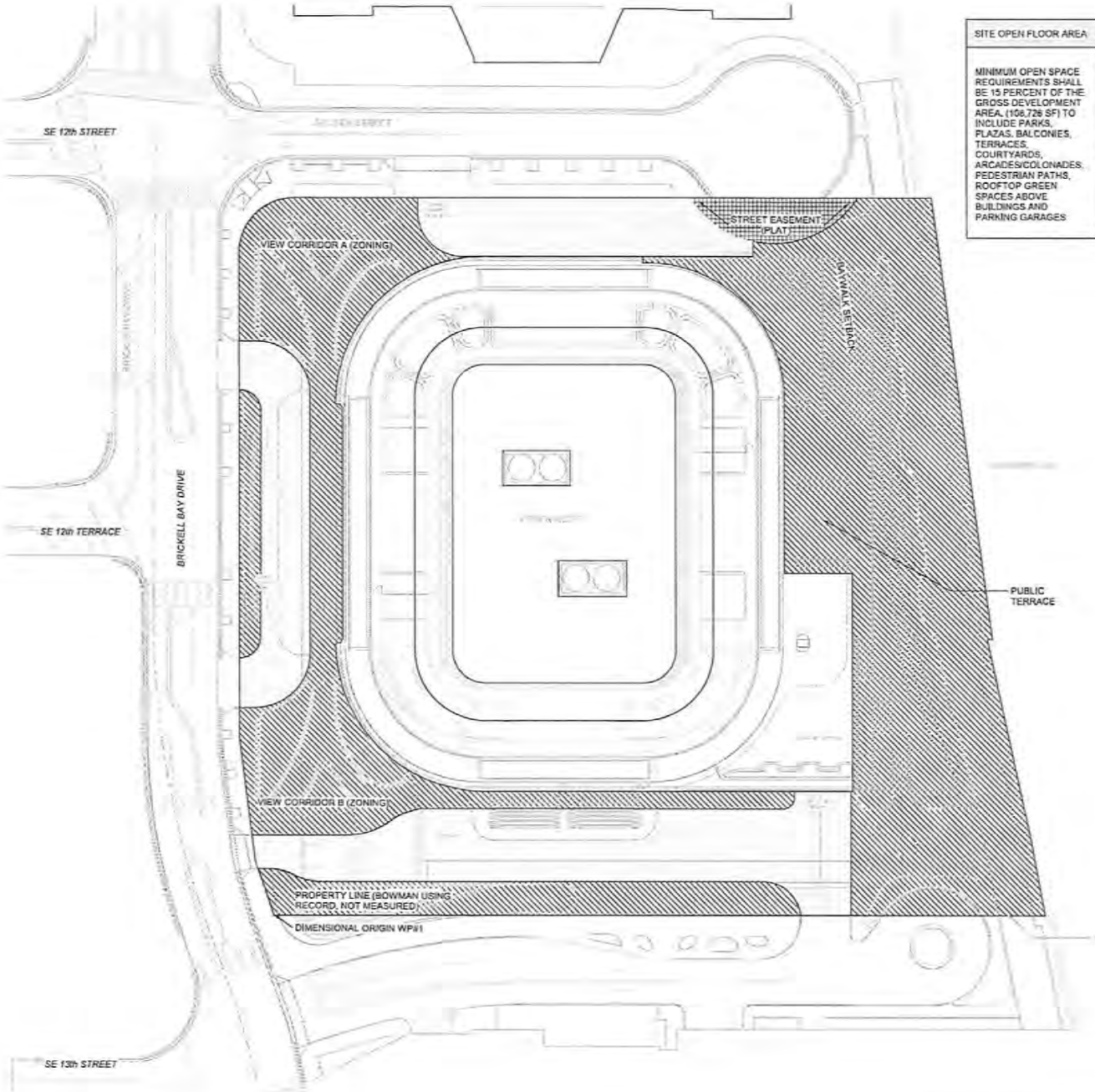
AAI ARCHITECTS, P.A.

1201 Brickell Bay Drive

DELIVERY/SERVICE MANUVERABILITY PLAN

A-003

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR




PROPOSED OPEN SPACE CALCULATION (2)

| SITE OPEN FLOOR AREA | | |
|---|---|---|
| | REQUIRED | PROVIDED |
| MINIMUM OPEN SPACE REQUIREMENTS SHALL BE 15 PERCENT OF THE GROSS DEVELOPMENT AREA. (106,726 SF) TO INCLUDE PARKS, PLAZAS, BALCONIES, TERRACES, COURTYARDS, ARCADES/COLONADES, PEDESTRIAN PATHS, ROOFTOP GREEN SPACES ABOVE BUILDINGS AND PARKING GARAGES | 16,309 SF | 42,476 SF |





1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

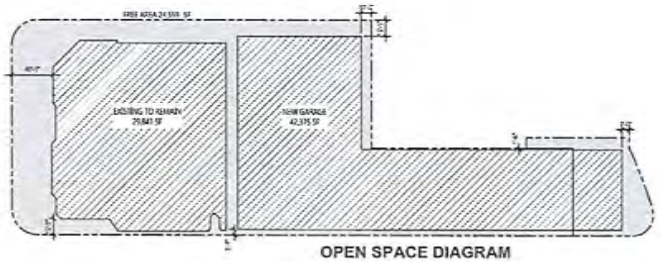
| NO. | DESCRIPTION | DATE |
|---|---|---|

AAI

OPEN SPACE DIAGRAM

A-005

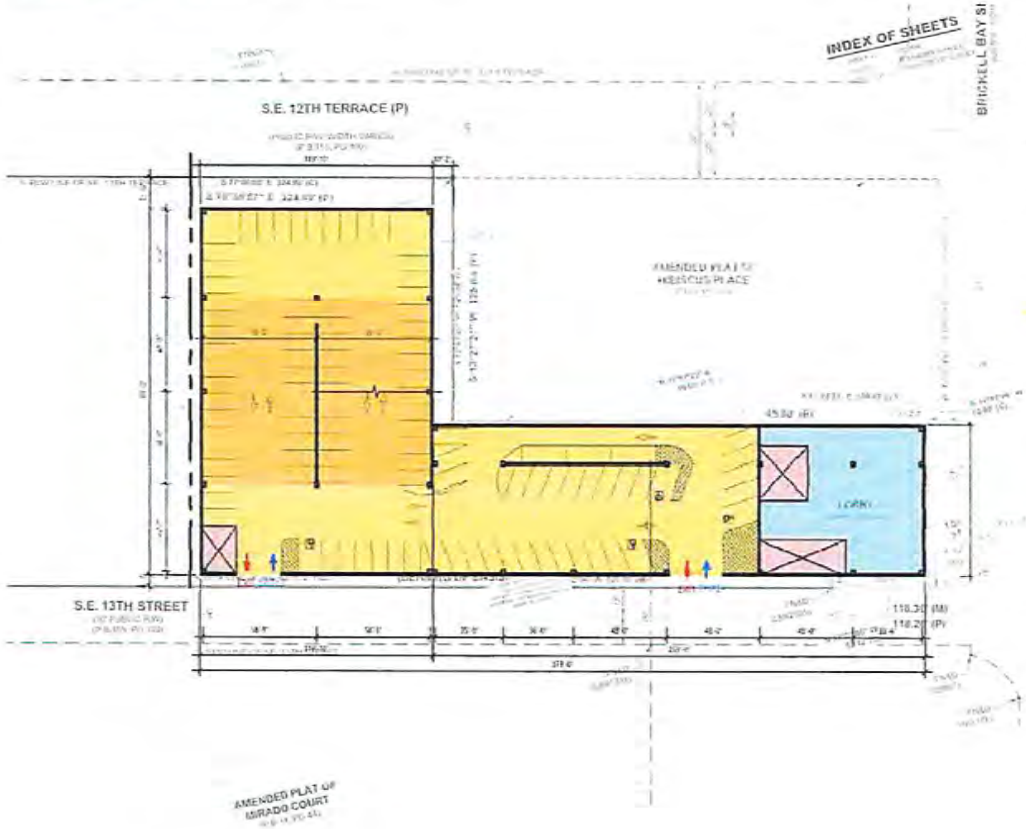
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR




OPEN SPACE DIAGRAM

## SITE PLAN STUDY

### SITE MAP AND GROUND TIER PLAN



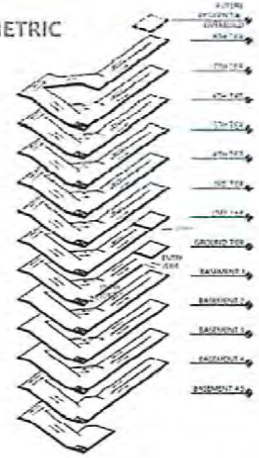

## DESIGN SUMMARY

- 11.5 TIERS (GROUND + 7 SUPPORTED LEVELS + 4.5 BASEMENT LEVELS)
- SINGLE THREAD HELIX RAMP SYSTEM w/TWO RAMPS
- TYPICAL PARKING SPACE SIZE 8'-6"W x 18.0"L
- 90° & 70° PARKING w/ TWO-WAY & ONE-WAY TRAFFIC

**CAR TABULATION**

| LEVEL | STANDARD | ACCESSIBLE | VAN ACCESSIBLE | TOTAL |
|---|---|---|---|---|
| 8TH(TOP) | 65 | 0 | 0 | 65 |
| 7TH | 118 | 2 | 0 | 120 |
| 6TH | 118 | 2 | 0 | 120 |
| 5TH | 118 | 2 | 0 | 120 |
| 4TH | 118 | 2 | 0 | 120 |
| 3RD | 118 | 2 | 0 | 120 |
| 2ND | 104 | 2 | 0 | 106 |
| GROUND | 97 | 0 | 4 | 101 |
| BASEMENT 1 | 118 | 2 | 0 | 120 |
| BASEMENT 2 | 118 | 2 | 0 | 120 |
| BASEMENT 3 | 118 | 2 | 0 | 120 |
| BASEMENT 4 | 118 | 2 | 0 | 120 |
| BASEMENT 5 | 54 | 1 | 0 | 55 |
| TOTAL | 1,372 | 21 | 4 | 1,397 |

### ISOMETRIC



Brickell Bay Drive Development

THA CONSULTING



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

AAI ARCHITECTS, P.C.

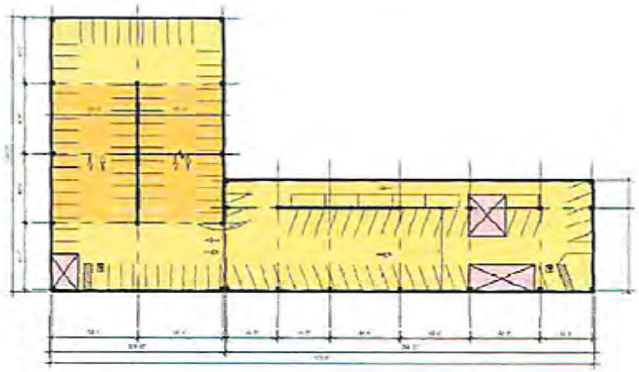
PARKING INFORMATION

SUP-001

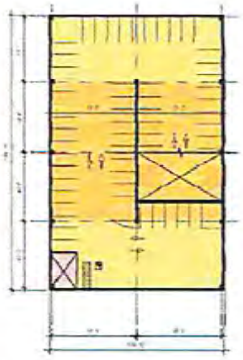
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR

## SITE PLAN STUDY

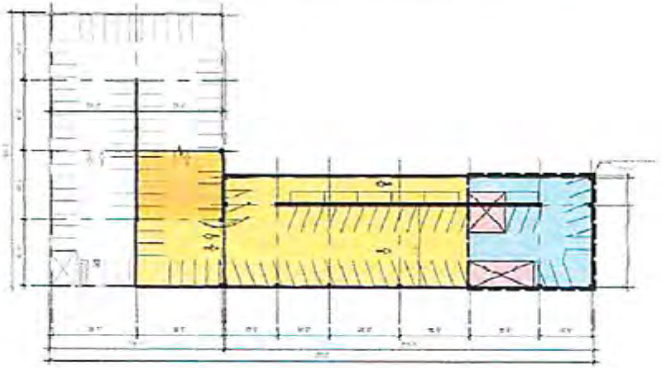
BASEMENT AND STRUCTURED TIER PLANS



TYPICAL TIER PLAN (3RD-7TH & BASEMENT 1-4)



BASEMENT 5 PLAN



TOP TIER PLAN

Brickell Bay Drive Development

1221 Brickell Avenue

THA CONSULTING



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

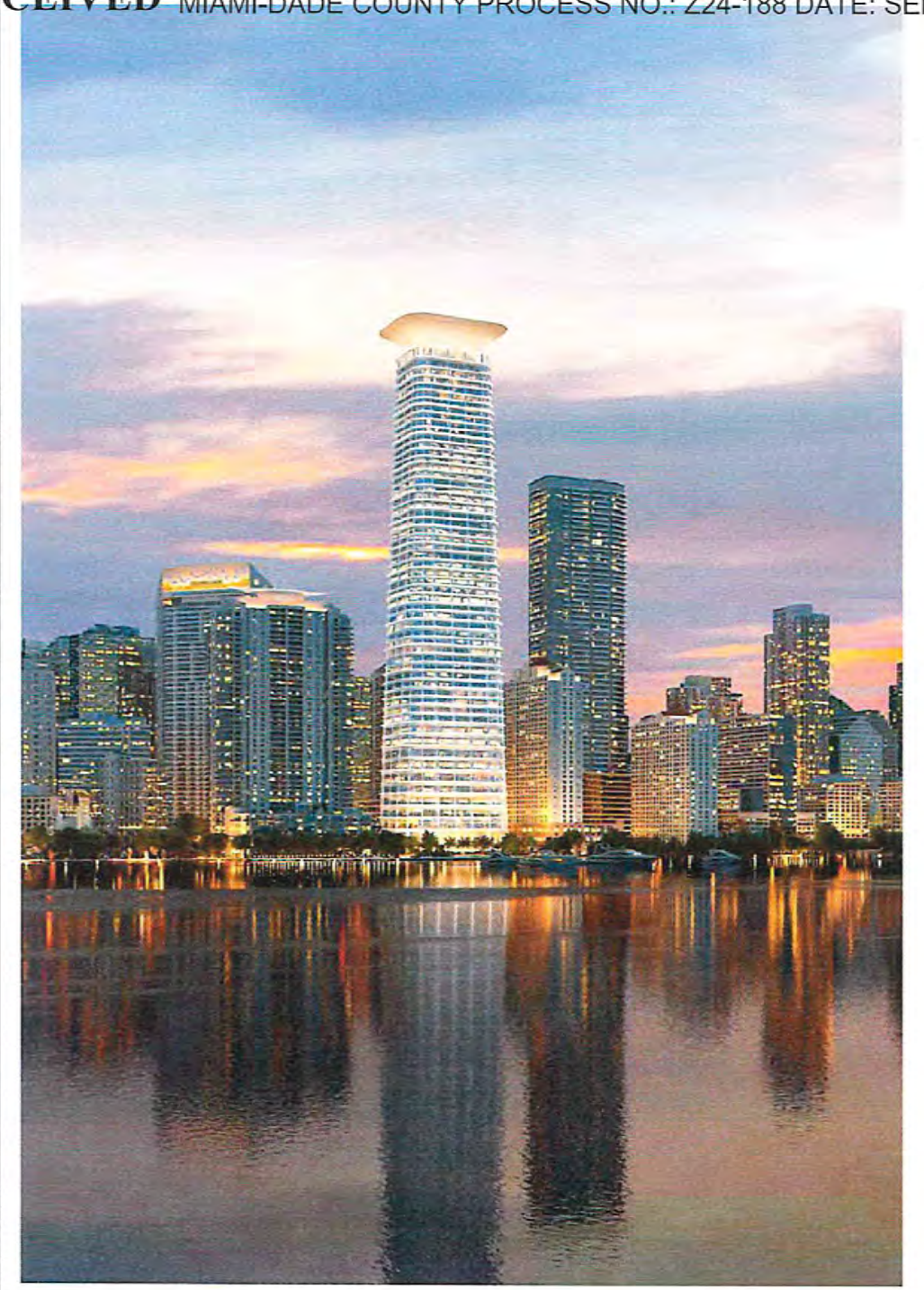
AAI ARCHITECTS, P.C.

1201 Brickell Bay Drive

PARKING INFORMATION

SUP-002

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR



# 1201 BRICKELL BAY DRIVE
## General Plan Submission

1201 Brickell Bay Drive
1250-1260 Brickell Bay Drive
1221 Brickell Avenue
Miami, FL 33131

September 12, 2025

| TABLE OF CONTENTS GENERAL PLAN SUBMISSION | |
|---|---|
| SHEET NUMBER | NAME |
| GN-001 | GENERAL PLAN COVER SHEET / INDEX |
| GN-002 | CONTEXT MAP / AERIAL VIEW |
| GN-003 | RENDERING |
| GN-004 | RENDERING |
| GN-005 | RENDERING |
| GN-006 | RENDERING |
| GN-007 | RENDERING |
| GN-008 | RENDERING |
| GN-009 | RENDERING |
| GN-010 | RENDERING |
| GN-011 | RENDERING |
| GN-020.01 | PROJECT DATA SHEET |
| GN-020.02 | PROJECT DATA SHEET |
| A-001.01 | PROPOSED SITE PLAN |
| A-002 | PROPOSED SITE PLAN CIRCULATION |
| A-003 | DELIVERY/SERVICE/ MASS/VERSATILITY PLAN |
| A-005 | OPEN SPACE DIAGRAM |
| A-010 | CELLAR / PARKING FLOOR PLAN |
| A-011 | 1ST FLOOR PLAN (L01) |
| A-012 | FLOOD PROOFING TYPES |
| A-013 | 2ND FLOOR PLAN (L02) |
| A-014 | 2ND MEZZ. FLOOR PLAN (L02M) |
| A-015 | 3RD FLOOR PLAN (L3) |
| A-016 | 4TH FLOOR PLAN (L04) |
| A-017 | LOW RISE OFFICE FLOOR PLAN (L05-L21) |
| A-018 | HIGH RISE OFFICE FLOOR PLAN (L22-L37) |
| A-019 | HOTEL RESTAURANT (L43) |
| A-020 | HOTEL LOBBY (L44) |
| A-021 | HOTEL SPA AND WELLNESS (L45) |
| A-022 | HOTEL GUESTROOMS (L46-L56) |
| A-025 | ROOF FLOOR PLAN (L57) |
| A-024 | UPPER ROOF FLOOR PLAN |
| A-030 | BUILDING ELEVATIONS - WEST & EAST |
| A-031 | BUILDING ELEVATIONS - NORTH & SOUTH |
| A-032.00 | BUILDING ELEVATIONS - GLAZED VS. OPAQUE % |
| A-032.02 | BUILDING ELEVATIONS - GLAZED VS. OPAQUE |
| A-040 | AXONOMETRIC VIEW WITH PROGRAM |
| SUP-001 | PARKING INFORMATION |
| SUP-002 | PARKING INFORMATION |
| SUP-003 | PARKING INFORMATION |
| SUP-004 | PARKING INFORMATION |
| SUP-005 | PARKING INFORMATION |
| D-100 | TREE MANAGEMENT PLAN |
| D-101 | TREE PROTECTION DETAIL & TREE MANAGEMENT SCHEDULES |
| L-100 | SITE PLAN |
| L-130 | WATERFALL PLAN |
| L-150 | TREE PLANTING SCHEDULE |
| L-151 | TREE PLANTING PLAN |
| L-300 | LANDSCAPE SECTIONS |
| L-301 | LANDSCAPE SECTIONS |
| L-302 | LANDSCAPE SECTIONS |
| L-400 | LANDSCAPE MATERIAL & PLANTING CHARACTER |


OWNER
1201 Brickell Bay, LLC
1250 BB Aveni Co LLC
1221 Brickell, LLC

DESIGN ARCHITECT
FOSTER + PARTNERS
RIVERSIDE, 22 HESTER ROAD
LONDON, SW11 4AN
UNITED KINGDOM
TEL: +44 20 7738 0455

ARCHITECT OF RECORD
AAI ARCHITECTS, P.C.
14 WALL STREET, 2ND FLOOR
NEW YORK, NY 10005
TEL: (212) 964-4040

GEOTECHNICAL ENGINEER
LANGAN
PARKSIDE CORPORATE CENTER
15150 NW FIFTH COURT SUITE 200
MIAMI LAKES, FL 33016
TEL: (786) 264-7200

STRUCTURAL ENGINEER
THORNTON TOMASETTI
330 N WABASH, SUITE 1900
CHICAGO, IL 60611
TEL: (312) 596-0300

RESILIENCY
THORNTON TOMASETTI
120 BROADWAY,
NEW YORK, NY 10271
TEL: (917) 661-7900

LANDSCAPE ARCHITECTS
FIELD OPERATIONS
4 BRYANT PARK
NEW YORK, NY 10018
TEL: (212) 470-1650

CIVIL AND TRAFFIC ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE ST NW, SUITE 601
ATLANTA, GA 30308
TEL: (404) 419-8700

MEP/FP ENGINEER
COSENTINI ASSOCIATES
499 7TH AVENUE
NEW YORK, NY 10018
TEL: (212) 613-2800






1201 Brickell Bay Drive
GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

AAI ARCHITECTS, P.C.

PROJECT: 1201 Brickell Bay Drive

DRAWING TITLE: GENERAL PLAN COVER SHEET / INDEX

GN-001

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR






1 NORTH VIEW FROM SITE



2 WEST VIEW FROM SITE



3 SOUTH VIEW FROM SITE



4 SITE VIEW FROM BISCAYNE BAY



6 SITE NORTH VIEW FROM BRICKELL BAY DRIVE



5 SITE SOUTH VIEW FROM BRICKELL BAY DRIVE



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

AAI

CONTEXT MAP / AERIAL VIEW

GN-002

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR

# ZONING SUMMARY
## 1201 Brickell Bay Drive
## New Office and Hotel Tower

| | |
|---|---|
| **Address:** | 1201 Brickell Bay Drive, Miami, FL 33131 |
| **Folio Number:** | 01-4139-071-0010 |
| **Legal Description:** | Tract "B" of BAYSHORE PALMS REPLAT (P.B. 155, P. 100) |
| **Site Area:** | Approx. 2.490 acres (108,726 s.f.) |
| **Zoning District:** | Rapid Transit Zone (RTZ) Metromover Subzone |
| **FEMA Floodplain Designation:** | Flood Zone AE<br>BFE = EL 13 ft. NGVD<br>DFE = EL 14 ft. NGVD<br>Elected DFE = EL 18.5 ft. NGVD |

**Building Floor Area**

| The floor area ratio, lot coverage, and maximum square footage of buildings to be developed within the subzone shall not be limited. | Allowed Building Floor Area | Provided Building Floor Area |
|---|---|---|
| | Unlimited | Approx. 2,118,650 s.f. (19.48 FAR) |

**Building Height**

| Maximum building height shall be the maximum allowed by MDAD (Miami-Dade Aviation Department) in accordance with the zoning regulations for Miami International Airport. | Allowed Building Height | Provided Building Height |
|---|---|---|
| | 1,049 ft. AMSL (above mean sea level) | Approx. 1,049 ft. AMSL (equivalent to 1,050 ft. 6 in. NGVD29) |

**Open Space**

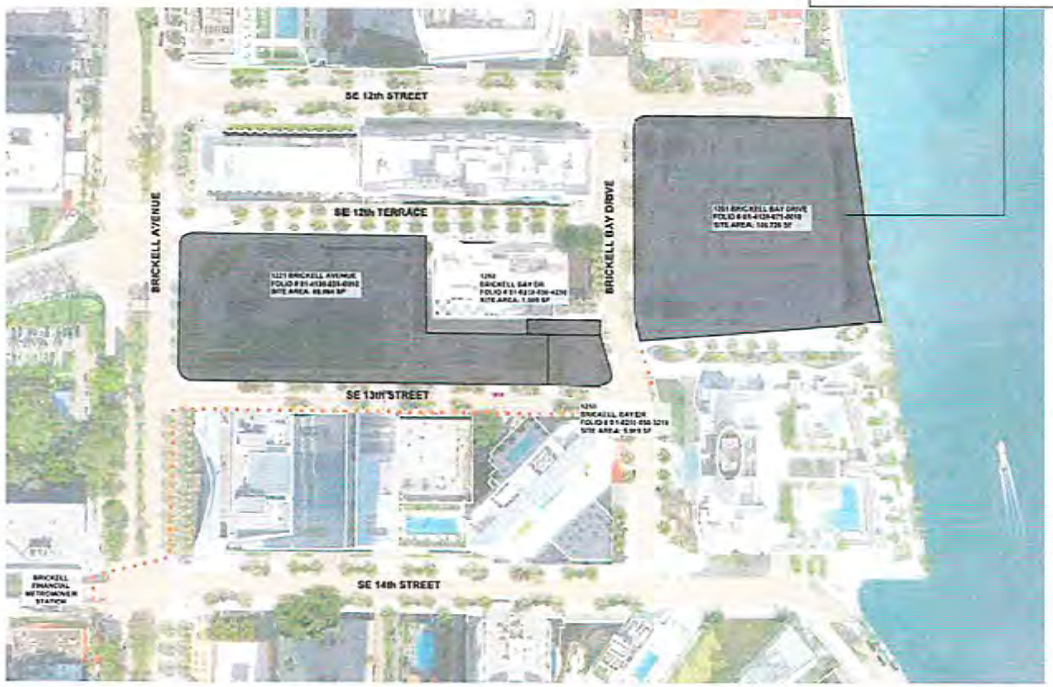
| Minimum open space requirement shall be 15 percent of the gross development area (approx. 108,726 s.f.). Open space shall include parks, plazas, balconies, terraces, courtyards, arcades/colonnades, pedestrian paths, and rooftop green spaces above buildings and parking garages. | Required Open Space | Provided Open Space |
|---|---|---|
| | 16,309 s.f. (15%) | Approx. 42,476 s.f. (39%) |

**Proposed Uses and Areas**

| | | |
|---|---|---|
| (1) Office<br>Incl. BOH Office Storage | | Approx. 1,485,174 s.f. |
| (2) Hotel<br>Incl. | 212 Hotel Rooms<br>Health/Fitness Club/Spa<br>Pool Area<br>Ballroom/Event Space<br>Food/Beverage (Incl. Restaurant/Dining)<br>Retail | Approx. 633,476 s.f. |
| Total: | | Approx. 2,118,650 s.f. |

**Parking Requirements**

| Minimum Required | Provided |
|---|---|
| No minimum parking requirement in the RTZ Metromover Subzone. | 50 executive parking spaces provided<br>47 Class A standard spaces<br>3 ADA spaces |




**Floor Plate and Lot Size**

| There shall be no maximum or minimum limitation on the size of a floor plate or minimum lot requirement. | Required | Provided |
|---|---|---|
| Floor Plate | N/A | Approx. 55,981 s.f. (entry level +7 NGVD) |
| Lot Size | N/A | Approx. 108,726 s.f. |

**RTZ Metromover Subzone Setbacks (Sec. 33C-15)**

| Frontage | Required | Provided |
|---|---|---|
| Brickell Bay Drive (Front Street) | No more than necessary to ensure a minimum 15-foot (or 10-foot if approved pursuant to plan review) wide sidewalk along the street. | Approx. 40 ft. 11 in. at ground level, tower and crown. |
| SE 12th Street (North Side Street) | No more than necessary to ensure a minimum 15-foot (or 10-foot if approved pursuant to plan review) wide sidewalk along the street. | Approx 26 ft. 6 in. at ground level, tower and crown. |
| Plaza (South Side Interior) | No minimum required interior side setback. | Approx. 56 ft. 7 in. at ground level, tower (except at hotel canopy) and crown.<br>Approx. 32 ft. 0 in. at hotel canopy. |
| Biscayne Bay (Rear/Waterfront) | 50 ft.<br>(33C-15(D)(c)(ii)) | Approx. 40 ft. 0 in. at the building podium/terrace.<br>Approx. 78 ft. 2 in. at tower and crown.<br>Note: Non-Use Variance needed for approx. 40 ft. 0 in. waterfront setback at building podium and terrace (a reduction of approx. 10 ft. 0 in. from the 50 ft. required waterfront setback). |
| Waterfront Visual Corridors (North Side/SE 12th Street and South Side/Plaza) | In aggregate 25% of water frontage.<br>(Sec. 33C-15(D)(1)(c)(iii))<br>Approx. 329 ft. of water frontage x 0.25 = 82 ft. 3 in. required in visual corridors. | At ground level, tower (excluding the hotel canopy level) and crown, approx. 83 ft. 1 in. in aggregate visual corridors provided (26 ft. 6 in. at North Side/SE 12th Street and 56 ft. 7 in. at South Side/Plaza).<br>At the hotel canopy level, approx. 58 ft. 6 in. in aggregate visual corridors provided (26 ft. 6 in. at North Side/SE 12th Street and 32 ft. 0 in. at South Side/Plaza).<br>Note: Per instruction from zoning staff, non-use variance not required for the hotel canopy architectural projection (or the rooftop crown architectural projection, which in this revised conceptual design no longer encroaches into the visual corridor). |

**Shoreline Development Setbacks/Visual Corridor (Sec. 33D-38)**

| Frontage | Required | Provided |
|---|---|---|
| SE 12th Street (North Side Street) | 25 ft. | Approx. 26 ft. 6 in. at ground level, tower and crown. |
| Plaza (South Side Interior) | 25 ft. | Approx. 56 ft. 7 in. at ground level, tower (except at hotel canopy) and crown.<br>Approx. 32 ft. 0 in. at hotel canopy. |
| Biscayne Bay (Rear/Waterfront) | Minimum shoreline setback of 25 ft. for building elevations not exceeding 35 ft. in height; for building elevations exceeding 35 ft. in height, the minimum shoreline setback is increased by 50% of the additional building height to a maximum setback of 75 ft. | Approx. 40 ft. 0 in. at the building podium/terrace (building elevation up to 26 ft. 3 in.).<br>Approx. 78 ft. 2 in. at the tower and crown. |
| Visual Corridors (North Side/SE 12th Street and South Side/Plaza) | 20% of the width of the lot (up to 100 ft. maximum) on one side of the parcel.<br>Approx. 325 ft. lot width x 0.20 = 65 ft. required in visual corridor. | At ground level, tower (except at hotel canopy) and crown, approx. 26 ft. 6 in. provided at North Side/SE 12th Street and 56 ft. 7 in. provided at South Side/Plaza.<br>At the hotel canopy level, approx. 26 ft. 6 in. provided at North Side/SE 12th Street and 32 ft. 0 in. provided at South Side/Plaza. |



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

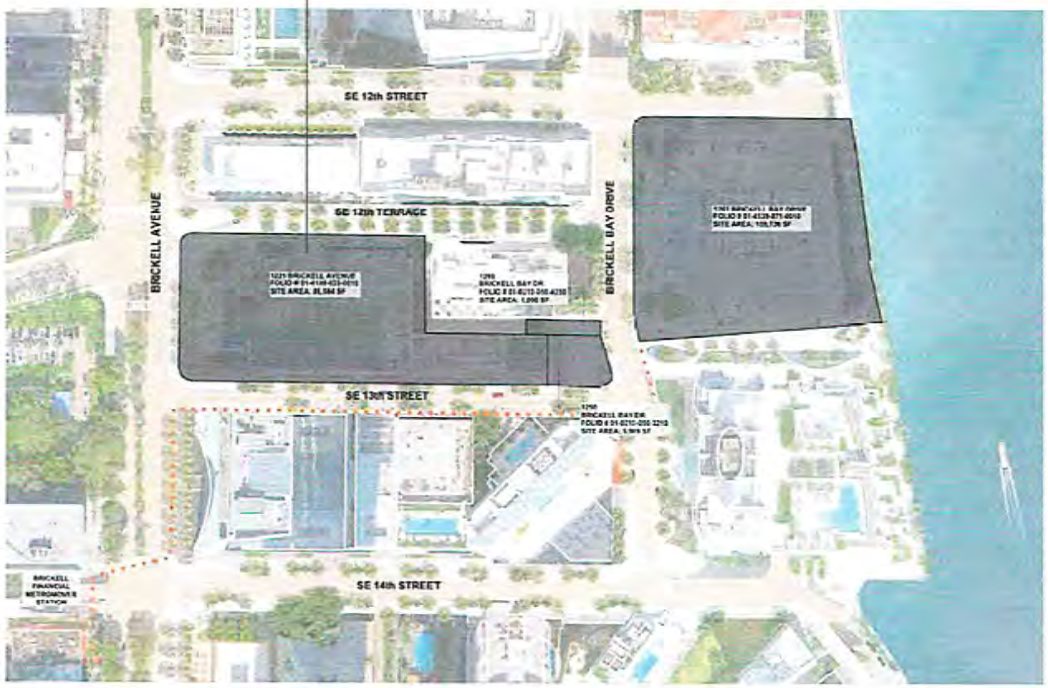
AAI

1201 Brickell Bay Drive

PROJECT DATA SHEET

GN-020.01

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR




## ZONING SUMMARY
### 1250-1260 Brickell Bay Drive and 1221 Brickell Avenue
### Existing-to-Remain Office Tower, New Parking Garage and Future Residential Phase

| | |
|---|---|
| Address: | 1250-1260 Brickell Bay Drive, Miami, FL 33131<br>1221 Brickell Avenue, Miami, FL 33131 |
| Folio Number: | 01-0210-050-3210; 01-0210-050-4250; 01-4139-035-0010 |
| Legal Description: | 1250-1260 Brickell Bay Dr.: Lots 23 and 25 of AMENDED PLAT OF MIRADO COURT (P.B. 14, P. 44), and Ten-foot strip marked "Private Alley" lying south of Lots A and B of Block 3 of AMENDED PLAT OF HIBISCUS PLACE (P.B. 3, P. 110)<br><br>1221 Brickell Ave.: Tract "A" of B-L-K SUBDIVISION (P.B. 117, P. 70) |
| Site Area: | Approx. 2.22 acres (96,833 s.f.) |
| Zoning District: | Rapid Transit Zone (RTZ) Metromover Subzone |
| FEMA Floodplain Designation: | Flood Zone AE<br>BFE = EL 13 ft. NGVD<br>DFE = EL 14 ft. NGVD |

**Non-Residential Building Floor Area**

| | Allowed Building Floor Area | Provided Non-Residential Building Floor Area |
|---|---|---|
| The floor area ratio, lot coverage, and maximum square footage of buildings to be developed within the subzone shall not be limited. | Unlimited | Approx. 478,229 total s.f. of office and retail use floor area, comprised of approx. 434,754 s.f. in the existing-to-remain 1221 Brickell Avenue office tower and garage structure plus up to 10% increase (43,475 s.f.) (approx. 4.54 FAR for the existing-to-remain structure including 10% expansion).<br><br>The foregoing office and retail floor area does not include the approx. 313,570 s.f. comprising the existing parking garage at 1221 Brickell Avenue, or the approx. 512,316 s.f. of the proposed new parking garage to replace the existing parking garage. |

**Residential Density**

| | Allowed Residential Units | Provided Residential Units (Future Phase) |
|---|---|---|
| Residential density shall not exceed 500 units per gross acre. | 1,110 units<br>(2.22 acres at 500 units per acre) | Residential uses to be provided in a subsequent phase of the project. Conceptual plans for residential uses shall be provided for additional review at such time. |

**Building Height**

| | Allowed Building Height | Provided Building Height |
|---|---|---|
| Maximum building height shall be the maximum allowed by MDAD (Miami-Dade Aviation Department) in accordance with the zoning regulations for Miami International Airport. | 1,049 ft. AMSL<br>(above mean sea level) | Approx. 79 ft. 3 in. for new parking garage<br><br>Approx. 365 ft. for existing-to-remain office tower |

**Open Space**

| | Required Open Space | Provided Open Space |
|---|---|---|
| Minimum open space requirement shall be 15 percent of the gross development area (approx. 96,519 s.f.). Open space shall include parks, plazas, balconies, terraces, courtyards, arcades/colonnades, pedestrian paths, and rooftop green spaces above buildings and parking garages. | 14,525 s.f. (15%) | Approx. 20,839 s.f. (21.5%) |

**Parking Requirements**

| | Provided in New Parking Garage |
|---|---|
| Minimum Required | |
| No minimum parking requirement in the RTZ Metromover Subzone. | 1,420 parking spaces provided<br>1,395 standard spaces<br>25 ADA spaces |

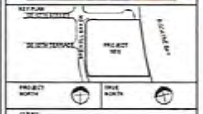
**Floor Plate and Lot Size**

| | Required | Provided |
|---|---|---|
| There shall be no maximum or minimum limitation on the size of a floor plate or minimum lot requirement. | | |
| Floor Plate | N/A | Approx. 43,375 s.f.<br>in new parking garage<br><br>Approx. 29,841 s.f.<br>in existing-to-remain office tower. |
| Lot Size | N/A | Approx. 96,833 s.f. |

**RTZ Metromover Subzone Setbacks (Sec. 33C-15)**

| Frontage | Required | Provided |
|---|---|---|
| Brickell Bay Avenue | No more than necessary to ensure a minimum 15-foot (or 10-foot if approved) wide sidewalk along the street. | Approx. 40 ft. 1 in. |
| SE 12th Terrace (North Side Street) | No more than necessary to ensure a minimum 15-foot (or 10-foot if approved) wide sidewalk along the street. | Approx. 15 ft. 5 in. |
| SE 13th Street (South Side Street) | No more than necessary to ensure a minimum 15-foot (or 10-foot if approved) wide sidewalk along the street. | Approx. 7 ft. |
| Brickell Bay Drive (Rear Street) | No more than necessary to ensure a minimum 15-foot (or 10-foot if approved) wide sidewalk along the street. | Approx. 7 ft. |
| North Interior Side | No minimum required interior side setback. | Approx. 1 ft. 6 in. |
| East Interior Side | No minimum required interior side setback. | Approx. 10 ft. 2 in. |





1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
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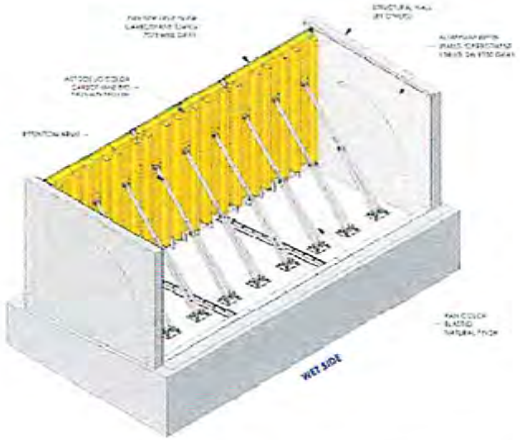
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1201 Brickell Bay Drive

PROJECT DATA SHEET

GN-020.02

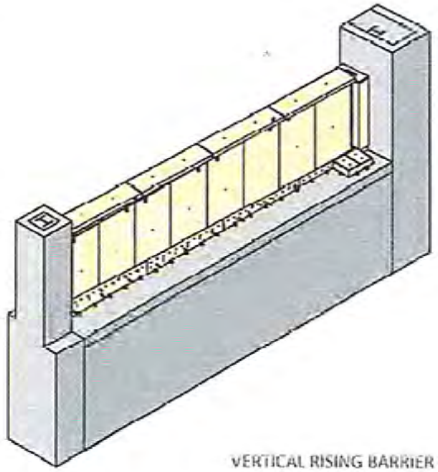
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RISING FLIP-UP GATE



FLOOD DOOR



VERTICAL RISING BARRIER



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

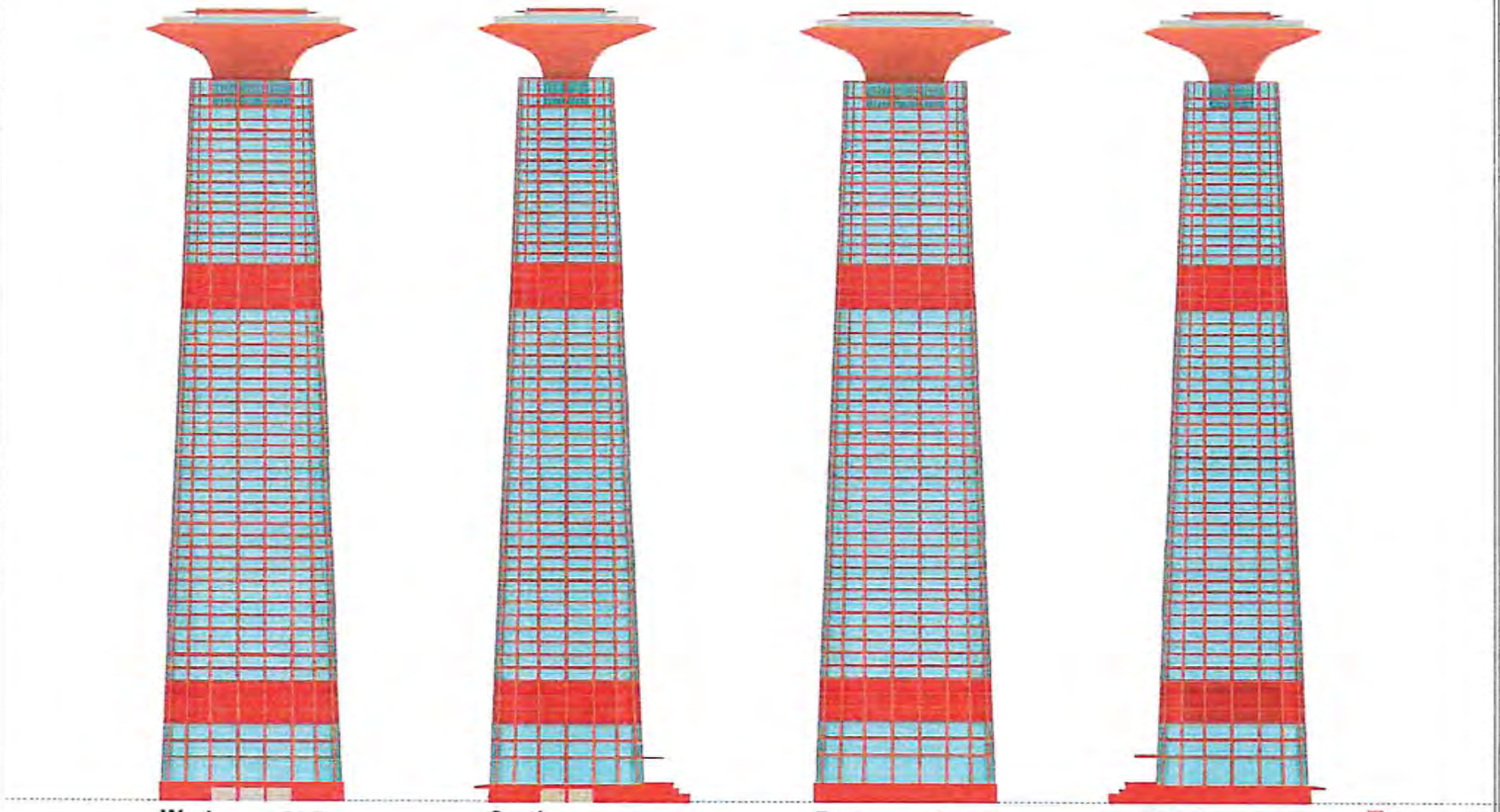
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1201 Brickell Bay Drive

FLOOD PROOFING TYPES

A-012

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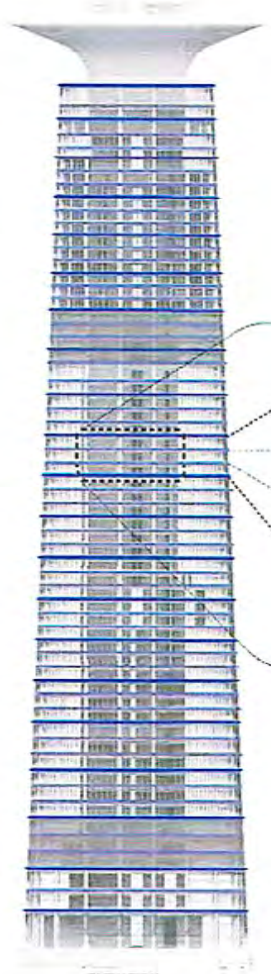
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1201 Brickell Bay Drive

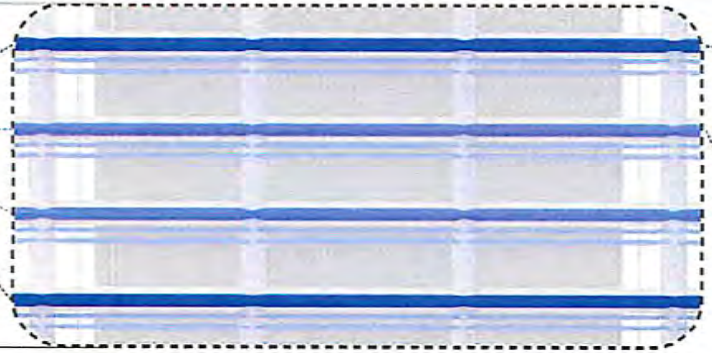
BUILDING ELEVATIONS - GLAZED VS. OPAQUE %

A-032.01

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ELEVATION



FACADE EXPRESSION

- Primary expression [Large Nosing]
- Secondary expression [Small Nosing]
- Tertiary expression [Louvers]
- Customary expression [Columns]




SECTION

- Glass
- Opaque





1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

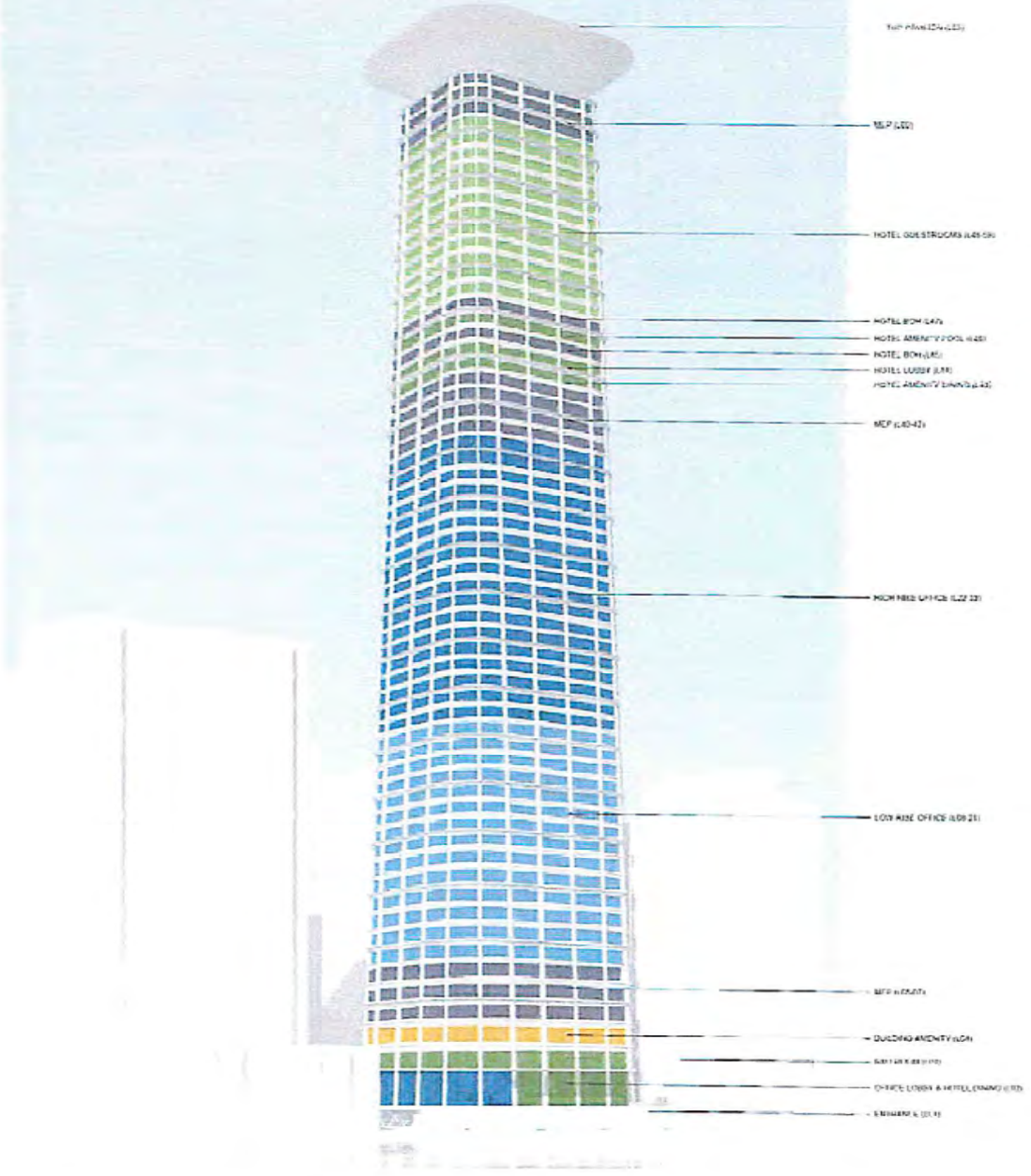
AAI

1201 Brickell Bay Drive

BUILDING ELEVATIONS - GLAZED VS. OPAQUE

A-032.02

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1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

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|---|---|---|

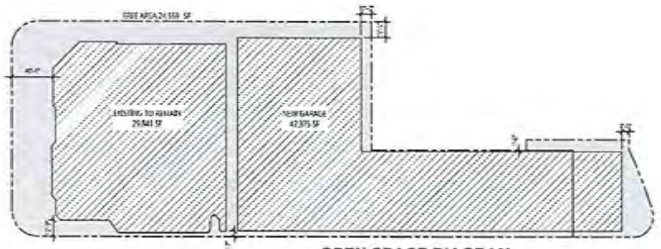
AAI ARCHITECTS, P.A.

1201 Brickell Bay Drive

AXONOMETRIC VIEW WITH PROGRAM

A-040

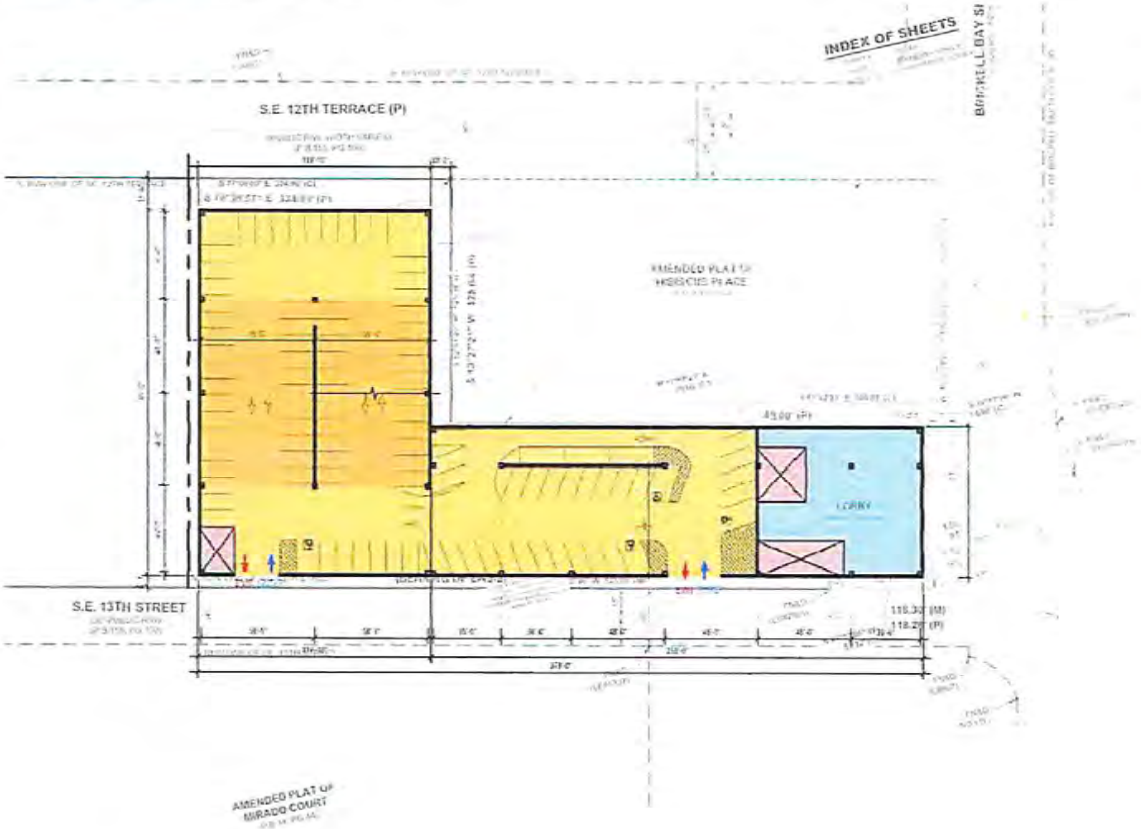
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: SEP 18 2025 BY: CABR




OPEN SPACE DIAGRAM

## SITE PLAN STUDY

### SITE MAP AND GROUND TIER PLAN



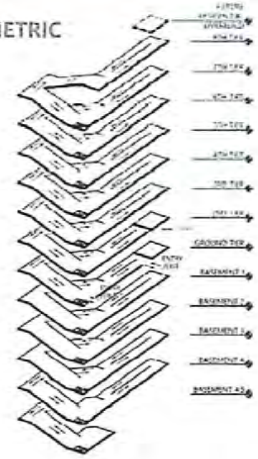

### DESIGN SUMMARY

- 11.5 TIERS (GROUND + 7 SUPPORTED LEVELS + 4.5 BASEMENT LEVELS)
- SINGLE THREAD HELIX RAMP SYSTEM w/TWO RAMPS
- TYPICAL PARK NG SPACE SIZE 8'-6"W x 18'-0"L
- 90° & 70° PARKING w/ TWO WAY & ONE-WAY TRAFFIC

CAR TABULATION

| LEVEL | STANDARD | ACCESSIBLE | VAN ACCESSIBLE | TOTAL |
|---|---|---|---|---|
| 8TH(TOP) | 68 | 0 | 0 | 68 |
| 7TH | 118 | 2 | 0 | 120 |
| 6TH | 118 | 2 | 0 | 120 |
| 5TH | 118 | 2 | 0 | 120 |
| 4TH | 118 | 2 | 0 | 120 |
| 3RD | 118 | 2 | 0 | 120 |
| 2ND | 104 | 2 | 0 | 106 |
| GROUND | 97 | 0 | 4 | 101 |
| BASEMENT 1 | 118 | 2 | 0 | 120 |
| BASEMENT 2 | 118 | 2 | 0 | 120 |
| BASEMENT 3 | 118 | 2 | 0 | 120 |
| BASEMENT 4 | 118 | 2 | 0 | 120 |
| BASEMENT 5 | 64 | 1 | 0 | 65 |
| TOTAL | 1329 | 21 | 4 | 1430 |

### ISOMETRIC



Brickell Bay Drive Development

THA CONSULTING



1201 Brickell Bay Drive

GENERAL PLAN • September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

AAI ARCHITECTS, P.A.

1201 Brickell Bay Drive

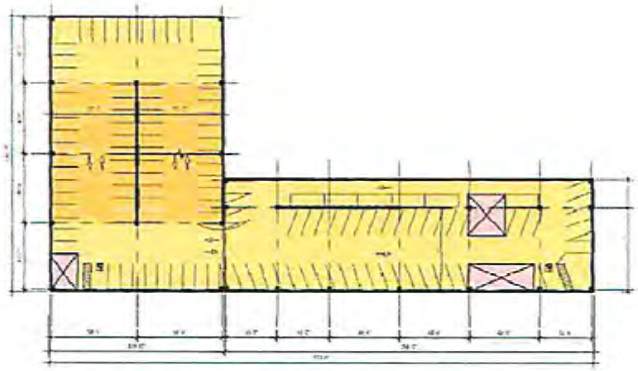
PARKING INFORMATION

SUP-001

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## SITE PLAN STUDY

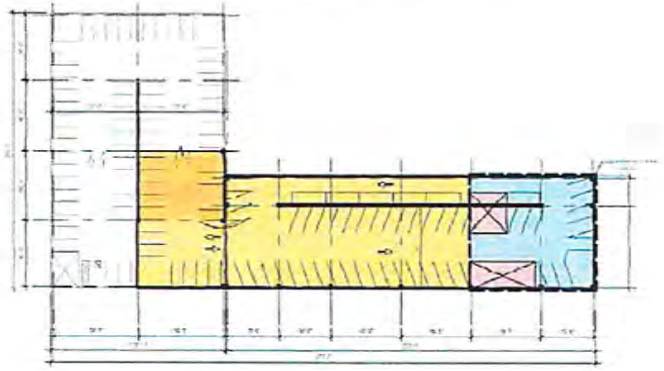
BASEMENT AND STRUCTURED TIER PLANS



TYPICAL TIER PLAN (3RD-7TH & BASEMENT 1-4)



BASEMENT 5 PLAN



TOP TIER PLAN

Brickell Bay Drive Development

1201 Brickell Avenue

THA CONSULTING



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

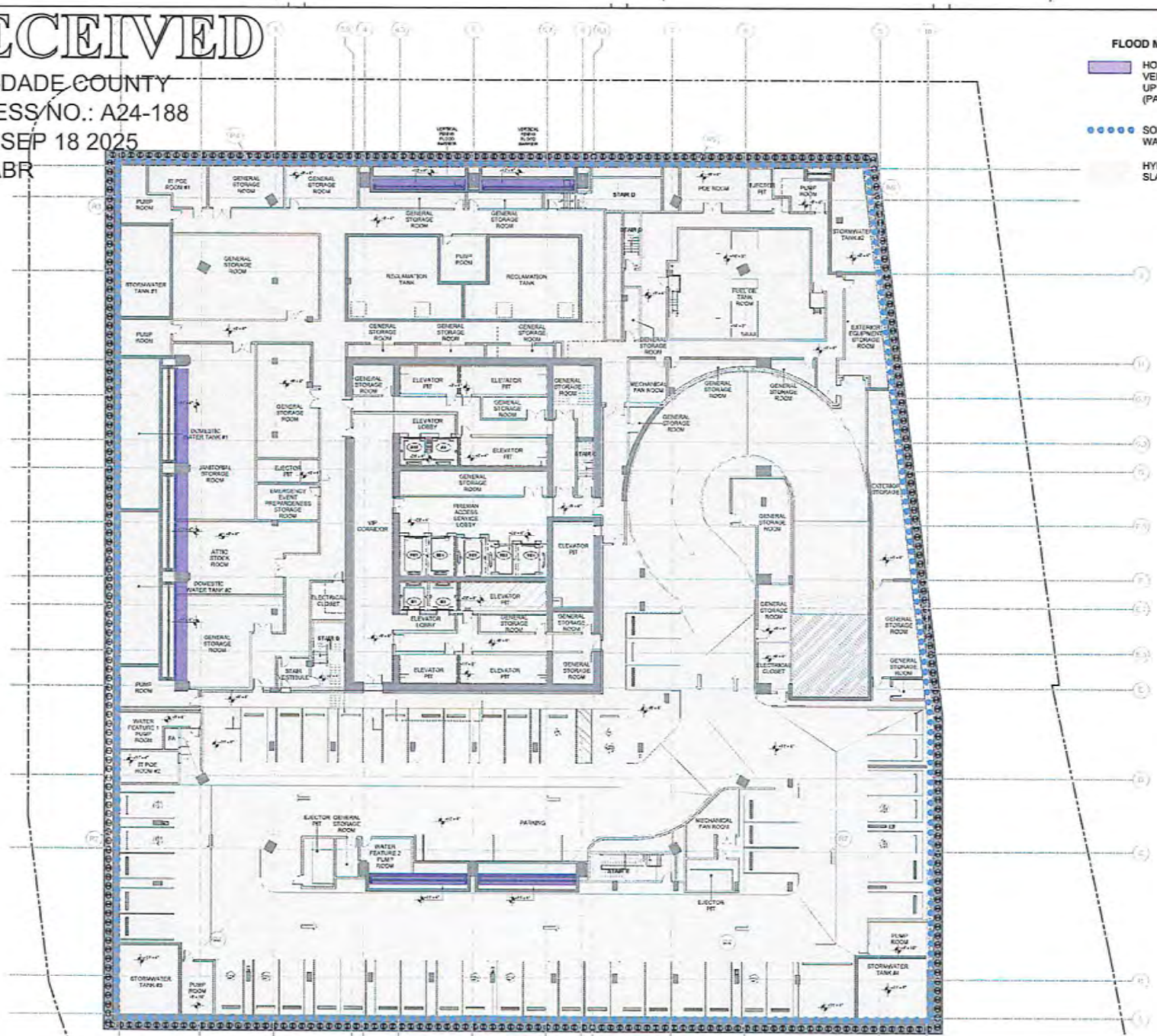
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1201 Brickell Bay Drive

PARKING INFORMATION

SUP-002

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1201 Brickell Bay Drive

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|---|---|---|

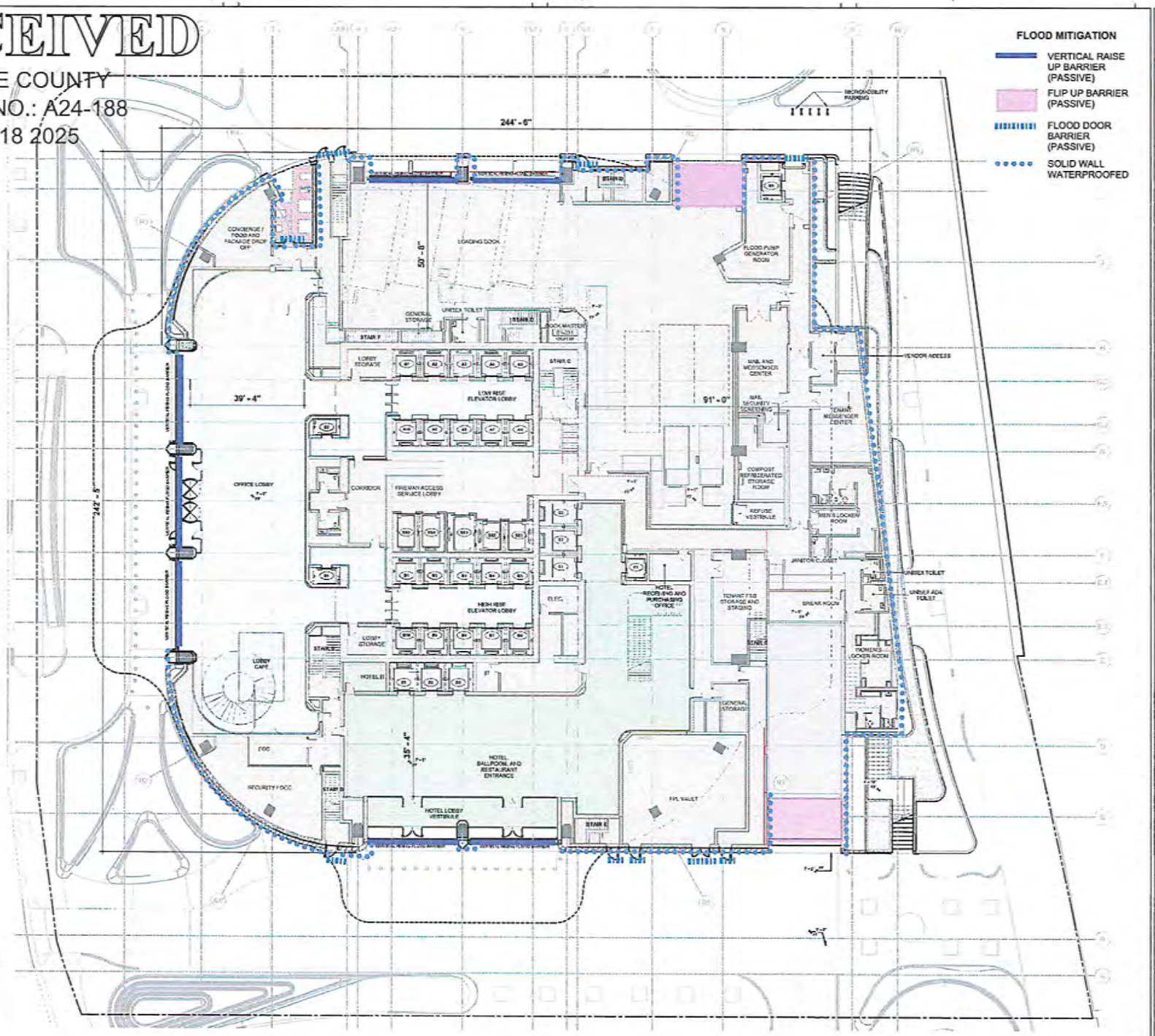
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1201 Brickell Bay Drive

CELLAR / PARKING FLOOR PLAN

A-010

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1201 Brickell Bay Drive

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|---|---|---|

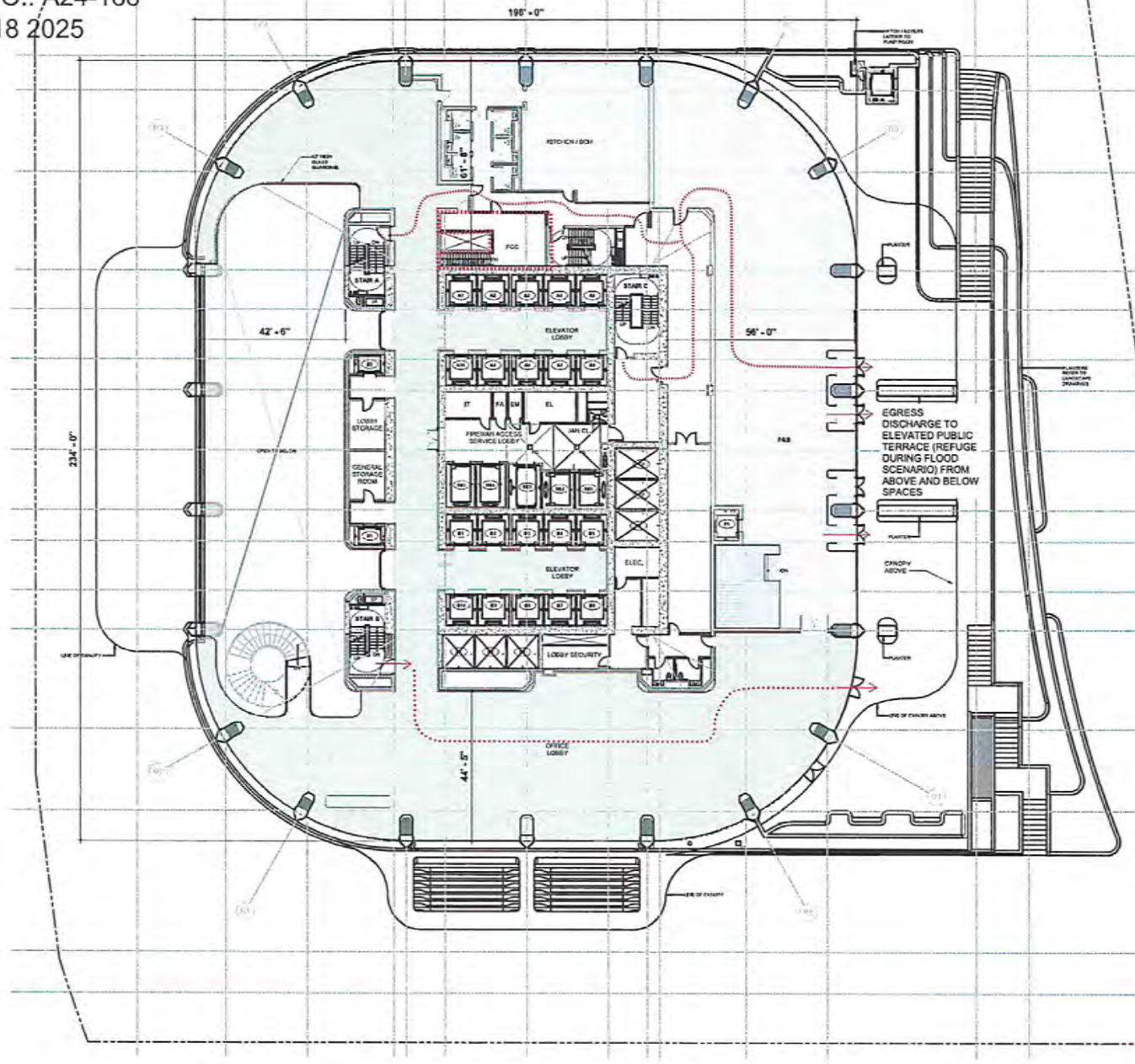
AAI

1201 Brickell Bay Drive

1ST FLOOR PLAN (L01)

A-011

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DATE: SEP 18 2025
BY: CABR




2ND FLOOR PLAN - LOBBY LEVEL (1)



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| NO. | DESCRIPTION | DATE |
|---|---|---|

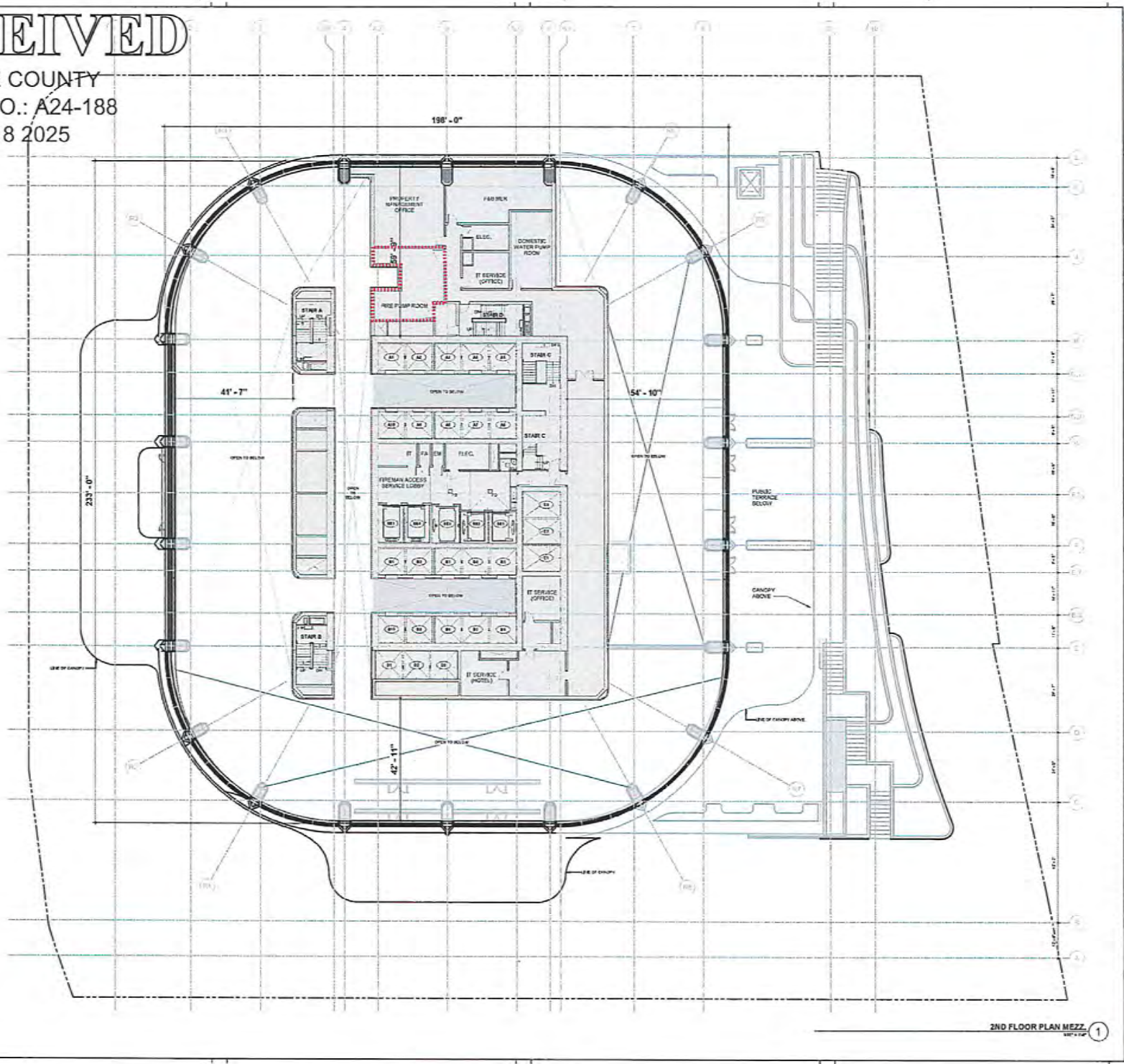
AAI

1201 Brickell Bay Drive

2ND FLOOR PLAN (LOBBY)

A-013

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PROCESS NO.: A24-188
DATE: SEP 18 2025
BY: CABR




2ND FLOOR PLAN MEZZ. 1



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| No. | DESCRIPTION | DATE |
|---|---|---|

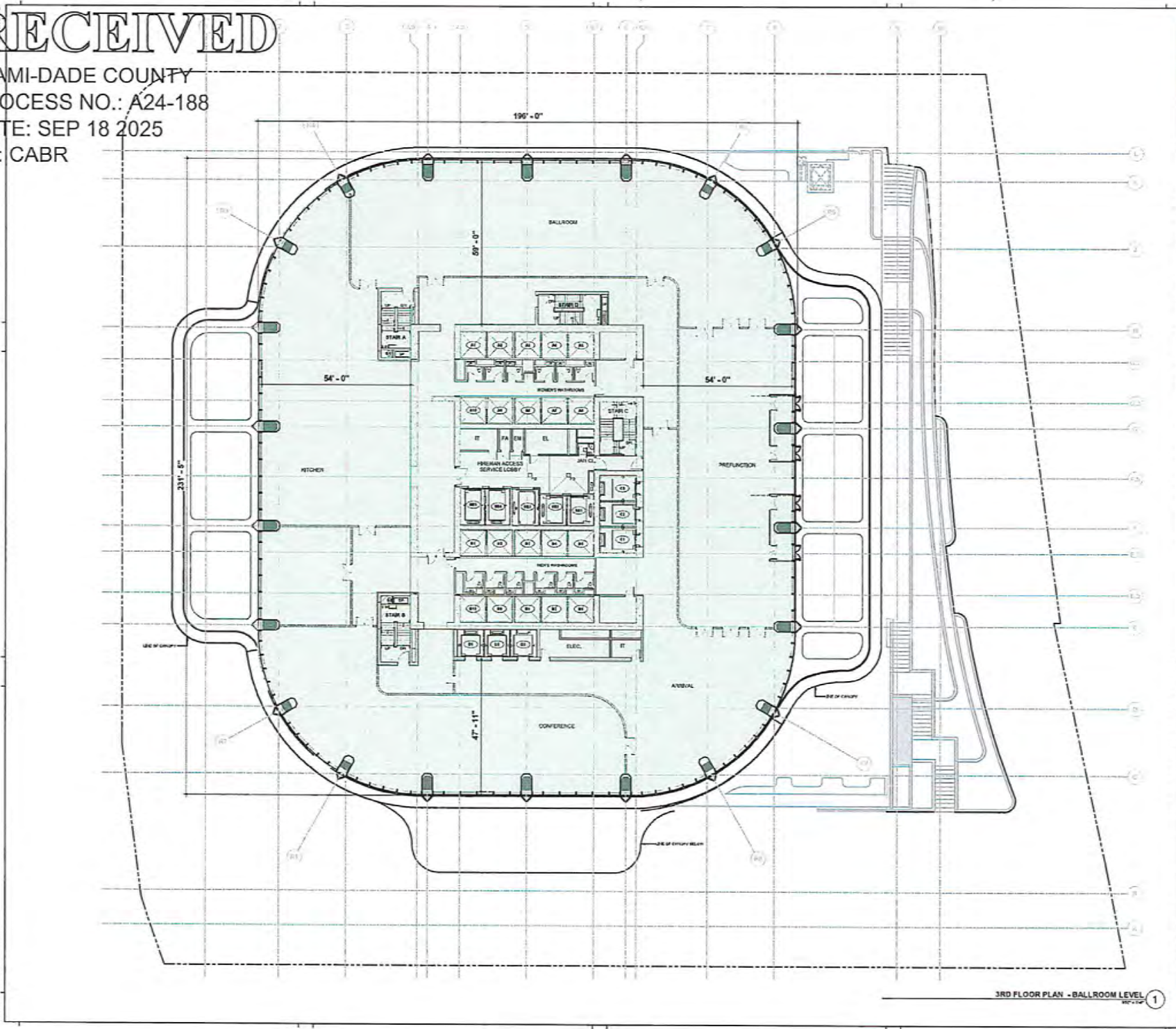
AAI

1201 Brickell Bay Drive

2ND MEZZ. FLOOR PLAN (LOW)

A-014

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BY: CABR




3RD FLOOR PLAN - BALLROOM LEVEL (1)



1201 Brickell Bay Drive

GENERAL PLAN - September 12, 2025

| NO. | DESCRIPTION | DATE |
|---|---|---|

AAI

1201 Brickell Bay Drive

3RD FLOOR PLAN (L3)

A-015

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: OCT 17 2025 BY: E75728

This instrument was prepared by:

Name: Neisen O. Kasdin, Esq.
Address: Akerman LLP
98 SE 7th Street, Suite 1100
Miami, FL 33131

# DECLARATION OF RESTRICTIONS

WHEREAS, 1201 Brickell Bay, LLC, a Delaware limited liability company (the "1201 Owner"), holds fee simple title to that certain property in the City of Miami (the "City") located at 1201 Brickell Bay Drive (the "1201 Property"), as legally described in Exhibit "A" to this Declaration of Restrictions (this "Declaration"); and

WHEREAS, 1250 BB Asset Co LLC, a Delaware limited liability company (the "1250–1260 Owner", and together with the 1201 Owner, collectively, the "Owner"), holds fee simple title to that certain property in the City located at 1250–1260 Brickell Bay Drive, as legally described on Exhibit "B" to this Declaration (the "1250–1260 Property", and together with the 1201 Property, collectively, the "Property"); and

WHEREAS, 1221 Brickell, LLC, a Delaware limited liability company (the "1221 Owner"), an affiliate of the Owner, holds fee simple title to that certain property in the City located at 1221 Brickell Avenue (the "1221 Property"); and

WHEREAS, the Owner, together with the 1221 Owner, has filed Public Hearing Application No. Z2024000188 (the "Application") with the County's Department of Regulatory and Economic Resources for the purpose of seeking a unified Special Exception for a General Development Plan for the Property and the 1221 Property, in accordance with Miami-Dade County Code ("County Code") Section 33C-3.1(B); and

DRAFT

WHEREAS, the 1201 Property is located directly across Brickell Bay Drive from the 1250–1260 Property and 1221 Property; and

WHEREAS, pursuant to County Code Section 33C-15(D)(3), the approval of such public hearing application may be conditioned on the provision of such public benefits determined to be appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development site; and

WHEREAS, as described in the Application, the 1201 Owner proposes to develop a new office and hotel tower on the 1201 Property (the "1201 Tower"); and

WHEREAS, in support of approval of the Application, the 1201 Owner has proffered certain public benefit contributions as set forth herein; and

WHEREAS, such public benefit contributions address development impacts beyond the minimum concurrency requirements pursuant to Chapter 33G, and the minimum subdivision requirements pursuant to Chapter 28, of the Miami-Dade County Code; and

WHEREAS, the 1250–1260 Owner has joined in this Declaration solely for the limited purpose of agreeing to be bound by the obligations in Section 2(C) applicable to it and the 1250–1260 Property; and

WHEREAS, the 1221 Property is not subject to this Declaration.

NOW, THEREFORE, the Owner, freely, voluntarily and without duress, hereby makes the following Declaration covering and running with the Property:

1. Transportation Contribution. Prior to the issuance of a building permit for vertical construction of the 1201 Tower (the "Building Permit"), the 1201 Owner shall make a transportation improvements contribution to the County in the amount of $3,000,000.00 (Three

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Million and 00/100 Dollars) (the "Transportation Contribution"). The Transportation Contribution shall be used in any manner the County deems appropriate for maintenance, repairs and improvements to the Financial District Metromover Station (including, without limitation, mechanical systems, restrooms, painting, signage, accessibility features, lighting and landscaping), and/or pedestrian improvements located underneath, adjacent to, or in the area being served by the Financial District Metromover Station. To the extent legally permissible, the Transportation Contribution shall be in addition to any permitting and/or impact fees due to the County in relation to the Application or the development of the Property as set forth in the Application. Upon the 1201 Owner's request, after payment of the Transportation Contribution, the Director of the Department of Transportation and Public Works (or its successor department) or their designee (the "DTPW Director") shall provide written confirmation of such payment in the form of a recordable document that confirms the satisfaction of the Transportation Contribution set forth in this Section 1.

2. Stormwater Drainage Improvements.

A. On or before the date that is twenty-four (24) months after the County's approval of an application for final administrative site plan review for the development of the 1201 Tower (the "ASPR"), the 1201 Owner shall cause a licensed civil engineer selected by the 1201 Owner to prepare a detailed design and engineering plan for stormwater drainage improvements in the City-maintained streets identified on Exhibit "C" to this Declaration (the "Stormwater Resiliency Plan"), and deliver such Stormwater Resiliency Plan to the City's Department of Resiliency and Public Works (or any successor department responsible for the City's stormwater drainage system) ("City Public Works"). The 1201 Owner shall also provide a copy of such Stormwater Resiliency Plan to the Director of the Department of Regulatory and Economic Resources (or its

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successor department) or their designee (the "RER Director"), including written confirmation of the date it was delivered to City Public Works.

B. Prior to the issuance of a final/permanent certificate of occupancy for the 1201 Tower (the "Certificate of Occupancy"), the 1201 Owner shall install (or cause the installation of) a single wet well stormwater pump station with an underground volume of approximately seven thousand five hundred (7,500) cubic feet (the "Stormwater Pump Station") in a location on the 1250–1260 Property reserved for the Stormwater Pump Station pursuant to Section 2(C). Notwithstanding anything to the contrary in the preceding sentence, the RER Director shall release the 1201 Owner from its obligation to install the Stormwater Pump Station upon the 1201 Owner's written request demonstrating that not all of the following conditions (collectively, the "Stormwater Resiliency Plan Milestones") have been met on or before the date that is twenty-four (24) months after the delivery of the Stormwater Resiliency Plan to City Public Works pursuant to Section 2(A) (the "Stormwater Resiliency Plan Review Period"): (i) the City has accepted and approved the Stormwater Resiliency Plan (which may include any changes as mutually agreed by the 1201 Owner and the City) in accordance with applicable law; (ii) the City has taken all required action to appropriate, or otherwise secure, in accordance with applicable law, funding or financing for all costs and expenses of the installation of all stormwater drainage improvements and facilities in the Stormwater Resiliency Plan, other than the Stormwater Pump Station as set forth and limited in this Section 2; and (iii) the City, County and/or other governmental authority, as may be required, have approved and permitted the installation of (x) the Stormwater Pump Station in accordance with the Stormwater Resiliency Plan and (y) all stormwater drainage improvements and facilities identified in the Stormwater Resiliency Plan to be connected, directly or indirectly, to the Stormwater Pump Station.

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C. The obligations of the 1250–1260 Owner under this Declaration shall be limited to the following provisions of this Section 2(C):

(1) The 1250–1260 Owner shall reserve space on the 1250–1260 Property (the "Reserved Space") of a size reasonably necessary to accommodate the Stormwater Pump Station, in a location to be specifically identified in the Stormwater Resiliency Plan.

(2) The Reserved Space shall be identified on any application for administrative site plan review submitted for development of the 1250–1260 Property.

(3) The 1250–1260 Owner shall, until the date that is three (3) years from the issuance of the Certificate of Occupancy (the "Reservation Period"), maintain the Reserved Space available for the City, in the City's discretion, to install (or cause the installation of) the Stormwater Pump Station at the City's sole cost and expense in the event the 1201 Owner is released from its obligation to install the Stormwater Pump Station pursuant to Section 2(B).

D. Notwithstanding anything in this Declaration to the contrary, for so long as the 1201 Owner remains obligated to install (or cause the installation of) the Stormwater Pump Station pursuant to this Section 2, the 1201 Owner's failure to commence or timely complete (or cause the commencement or timely completion of) the installation of the Stormwater Pump Station prior to the issuance of the Certificate of Occupancy shall not be deemed a violation of, or an event of noncompliance with, the terms of this Declaration, and shall not entitle or authorize the County to withhold any approvals, permits, inspections or certificates (including, without limitation, the Certificate of Occupancy) with respect to the development of the Property (including, without limitation, the development of the 1201 Tower), if such failure results from any unforeseeable or unavoidable event beyond the reasonable control of the 1201 Owner,

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including, without limitation, natural disaster, act of God, fire, flood, explosion, epidemic, pandemic, strike, labor shortage, shortage of materials, war, act of terrorism, riot or any other similar force majeure event (each, a "Force Majeure Event"). Notwithstanding any such Force Majeure Event, the 1201 Owner shall remain obligated to complete (or cause the completion of) the installation of the Stormwater Pump Station even after development of the 1201 Tower is complete, unless the RER Director releases the 1201 Owner from its obligation to install the Stormwater Pump Station upon the 1201 Owner's written request demonstrating that completing the installation of the Stormwater Pump Station is not commercially feasible in light of the Force Majeure Event. Additionally, for the avoidance of doubt, the 1201 Owner's obligation to install (or cause the installation of) the Stormwater Pump Station under this Section 2 shall be limited to installing the Stormwater Pump Station in accordance with commercially acceptable installation standards and in compliance with applicable regulatory standards, such that the Stormwater Pump Station, as installed, is ready and available to connect to the City's stormwater drainage system in Brickell Bay Drive (as proposed to be upgraded in the Stormwater Resiliency Plan, once implemented by the City) when such connections become available.

E. Notwithstanding anything herein to the contrary, excluding the costs of preparation of the Stormwater Resiliency Plan, the 1201 Owner's total financial responsibility for its obligation under this Section 2 to install the Stormwater Pump Station shall be limited to a maximum amount of Thirteen Million And 00/100 Dollars ($13,000,000.00).

F. Upon the 1201 Owner's request, after the earlier to occur of (i) the completion of installation of the Stormwater Pump Station pursuant to Section 2(B), (ii) the RER Director's release of the 1201 Owner's obligation to install the Stormwater Pump Station after expiration of the Stormwater Resiliency Plan Review Period without the full and complete satisfaction of the

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Stormwater Resiliency Plan Milestones pursuant to Section 2(B), or (iii) the RER Director's release of the 1201 Owner's obligation to install the Stormwater Pump Station due to a Force Majeure Event pursuant to Section 2(D), the RER Director shall provide written confirmation in the form of a recordable document that confirms the satisfaction of the 1201 Owner's obligations set forth in this Section 2.

G. Upon the 1250–1260 Owner's request, after the earlier to occur of the (i) actual installation of the Stormwater Pump Station by the 1201 Owner pursuant to Section 2(B) or the City pursuant to Section 2(C)(3), or (ii) the expiration of the Reservation Period without the installation of the Stormwater Pump Station in the Reserved Space, the RER Director shall provide written confirmation in the form of a recordable document that confirms the satisfaction of the 1250–1260 Owner's obligations set forth in this Section 2.

3. Midblock Crosswalks. Prior to the issuance of the Certificate of Occupancy, the 1201 Owner shall install (or cause the installation of) midblock crosswalks across Brickell Bay Drive at two (2) locations – first, on the south side of the intersection of SE 12th Terrace and Brickell Bay Drive, and second, on the north side of the intersection of SE 13th Street and Brickell Bay Drive – the approximate locations of which are shown in the illustrative diagram included in Exhibit "D" to this Declaration (collectively, the "Midblock Crosswalks"). The Midblock Crosswalks shall consist of high-emphasis crosswalks with accessible curb ramps and rapid rectangular flashing beacons. Notwithstanding anything in this Declaration to the contrary, provided the 1201 Owner has used diligent efforts to apply for, pursue and obtain any and all approvals and permits required for the installation of the Midblock Crosswalks, the 1201 Owner's failure to commence or timely complete (or cause the commencement or timely completion of) the installation of the Midblock Crosswalks, or any portion thereof, prior to the

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issuance of the Certificate of Occupancy shall not be deemed a violation of, or an event of noncompliance with, the terms of this Declaration, and shall not entitle or authorize the County to withhold any approvals, permits, inspections or certificates (including, without limitation, the Certificate of Occupancy) with respect to the development of the Property (including, without limitation, the development of the 1201 Tower), if such failure results from a substantial delay or other failure of a governmental authority in issuing any required approval or permit after the 1201 Owner has submitted a complete application for such approval or permit and has used diligent efforts to respond to any comments from the governmental authority (a "Governmental Delay"). Notwithstanding any such Governmental Delay, the 1201 Owner shall remain obligated to complete (or cause the completion of) the installation of the Midblock Crosswalks even after the issuance of the Certificate of Occupancy. Upon the 1201 Owner's request, after completion of the installation of the Midblock Crosswalks, the DTPW Director shall provide written confirmation in the form of a recordable document that confirms the satisfaction of the 1201 Owner's obligations set forth in this Section 3.

4. Additional Midblock Crosswalk Warrant Analysis. Prior to approval of the ASPR, the 1201 Owner shall cause a licensed traffic engineer selected by the 1201 Owner to (i) conduct a crosswalk warrant analysis acceptable to the County's traffic engineer for the segment of Brickell Bay Drive between SE 12th Street and SE 10th Street, and (ii) submit said analysis to the County's traffic engineer. If the County's traffic engineer, in their discretion based on review of the crosswalk warrant analysis, determines that a new crosswalk is warranted across Brickell Bay Drive between SE 12th Street and SE 10th Street (the "Additional Midblock Crosswalk"), then prior to the issuance of the Certificate of Occupancy, the 1201 Owner shall install (or cause the installation of) the Additional Midblock Crosswalk. The Additional Midblock Crosswalk

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shall consist of a high-emphasis crosswalk with accessible curb ramps and rapid rectangular flashing beacons. Notwithstanding anything in this Declaration to the contrary, provided the 1201 Owner has used diligent efforts to apply for, pursue and obtain any and all approvals and permits required for the installation of the Additional Midblock Crosswalk (if warranted), the 1201 Owner's failure to commence or timely complete (or cause the commencement or timely completion of) the installation of the Additional Midblock Crosswalk prior to the issuance of the Certificate of Occupancy shall not be deemed a violation of, or an event of noncompliance with, the terms of this Declaration, and shall not entitle or authorize the County to withhold any approvals, permits, inspections or certificates (including, without limitation, the Certificate of Occupancy) with respect to the development of the Property (including, without limitation, the development of the 1201 Tower), if such failure results from a Governmental Delay. Notwithstanding any such Governmental Delay, the 1201 Owner shall remain obligated to complete (or cause the completion of) the installation of the Additional Midblock Crosswalk even after the issuance of the Certificate of Occupancy. Upon the 1201 Owner's request, after completion of the installation of the Additional Midblock Crosswalk (or after the County's traffic engineer determines no Additional Midblock Crosswalk is warranted), the DTPW Director shall provide written confirmation in the form of a recordable document that confirms the satisfaction of the 1201 Owner's obligations set forth in this Section 4.

5. Compliance with County Code and CDMP. Notwithstanding anything stated herein to the contrary, nothing in this Declaration shall relieve the Application from complying with any and all applicable County Code and Comprehensive Development Master Plan ("CDMP") requirements. Except for those specific public benefit contributions and improvements identified in Sections 1, 2, 3 and 4 of this Declaration, the Owner shall not be obligated to make additional

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off-site roadway, transportation and/or pedestrian contributions or improvements as a condition of any subsequent approval or permit for the development of the Property under this Application, unless required by the County Code or CDMP or other legal authority.

6. Contributions In-Lieu-Of-Fee. To the extent allowable under County Code Section 33E-10, as the same may be amended, and to the extent otherwise legally permissible, the 1201 Owner shall be entitled to a dollar-for-dollar credit against any multimodal mobility impact fees that the County assesses in connection with the development of the Property as set forth in the Application for the costs associated with the construction and installation of the Midblock Crosswalks and Additional Midblock Crosswalk, as applicable. The 1201 Owner may allocate such credit to the development of the Property and/or the 1221 Property pursuant to County Code Section 33E-14. In no event shall the 1201 Owner be entitled to a credit in excess of the actual cost of construction and installation of the Midblock Crosswalks and Additional Midblock Crosswalk, as applicable, and if such cost exceeds the multimodal mobility impact fees assessed by the County, the 1201 Owner shall not be entitled to a refund for any such excess, but will be entitled to credit.

7. Miscellaneous.

A. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the Property and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns, until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of the County and the public welfare. The Owner, for itself and its

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heirs, successors and assigns, acknowledges that acceptance of this Declaration does not in any way obligate or provide a limitation on the authority of the County.

B. Term. This Declaration shall run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless modified, amended or released as set forth herein.

C. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of the County, whichever by law has jurisdiction over such matters, or the RER Director, as provided by the County Code.

D. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of their attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

E. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular parcel that is in default, any further permits, and refuse to make any inspections or

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grant any approvals with respect to the particular parcel that is in default, until such time as this Declaration is complied with.

F. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

G. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

H. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

I. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal or claim is filed, and the disposition or result of such appeal or claim is such that the Application is denied or invalidated, then this Declaration shall be null and void and of no further effect, and upon written request, the RER Director shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect and thereby released.

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J. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

K. Owner. The term "Owner" shall include 1201 Brickell Bay, LLC, 1250 BB Asset Co LLC, and their heirs, successors and assigns.

***[Signature Page Follows]***

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**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: OCT 17 2025 BY: E75728

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ___ day of _____, 2025.

WITNESSES:

**1201 BRICKELL BAY, LLC,**
a Delaware limited liability company

_____
Signature

By: _____
Name:
Title:

_____
Printed Name

_____
Address

_____
Signature

_____
Printed Name

_____
Address

**STATE OF _____**
**COUNTY OF _____**

The foregoing was acknowledged before me before me by means of [ ] physical presence or [ ] online notarization this ___ day of _____, 2025, by _____, as _____ of 1201 Brickell Bay, LLC. They are personally known to me or produced _____ as identification and did not take an oath.

_____
Notary Public

Printed Name: _____

Commission No.: _____

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**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: OCT 17 2025 BY: E75728

Commission Expires:_____

DRAFT

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: OCT 17 2025 BY: E75728

IN WITNESS WHEREOF, the undersigned 1250 BB Asset Co LLC has joined in this Declaration solely for the limited purpose of agreeing to the bound by the provisions of Section 2 applicable to it.

WITNESSES:

**1250 BB ASSET CO LLC,**
a Delaware limited liability company

_____
Signature

By: _____
Name:
Title:

_____
Printed Name

_____
Address

_____
Signature

_____
Printed Name

_____
Address

**STATE OF _____**
**COUNTY OF _____**

The foregoing was acknowledged before me before me by means of [ ] physical presence or [ ] online notarization this ___ day of _____, 2025, by _____, as _____ of 1250 BB Asset Co LLC. They are personally known to me or produced _____ as identification and did not take an oath.

_____
Notary Public

Printed Name: _____

Commission No.: _____

DRAFT

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: OCT 17 2025 BY: E75728

Commission Expires:_____

**EXHIBIT "A"**

**Legal Description of 1201 Brickell Bay Drive**

**1201 Brickell Bay Drive – Folio No.: 01-4139-071-0010:**
Tract "B" of BAYSHORE PALMS REPLAT, according to the Plat thereof, as recorded in Plat Book 155, Page 100, of the Public Records of Miami-Dade County, Florida.

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**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: OCT 17 2025 BY: E75728

**EXHIBIT "B"**

**Legal Descriptions of 1250–1260 Brickell Bay Drive**

**1250 Brickell Bay Drive – Folio No. 01-0210-050-3210:**
Lots 23 and 25 of AMENDED PLAT OF MIRADO COURT, according to the Plat thereof, as recorded in Plat Book 14, Page 44, of the Public Records of Miami-Dade County, Florida.

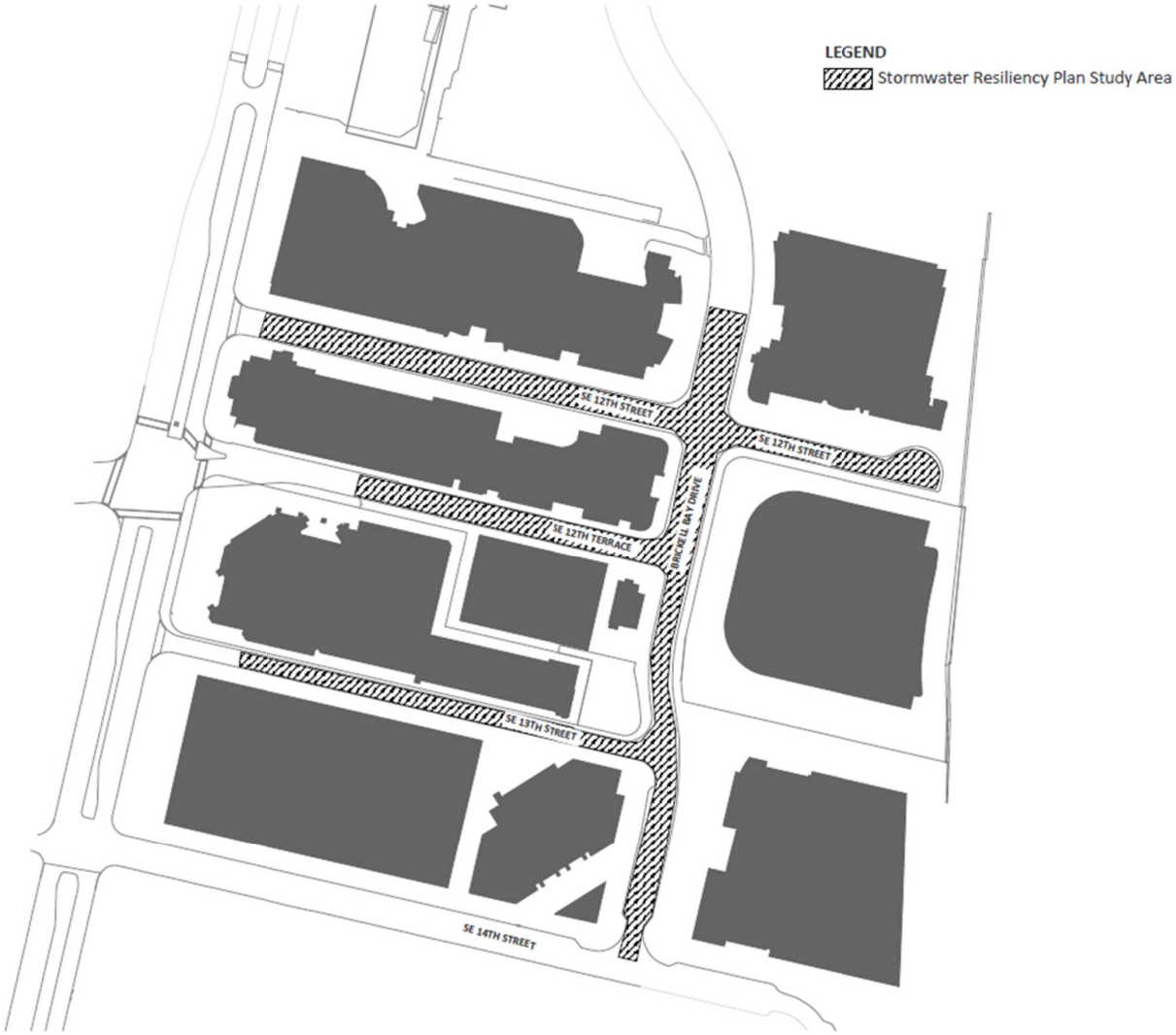
**1260 Brickell Bay Drive – Folio No. 01-0210-050-4250:**
Ten-foot strip marked "Private Alley" lying south of Lots A and B of Block 3, AMENDED PLAT OF HIBISCUS PLACE, according to the Plat thereof, as recorded in Plat Book 3, Page 110, of the Public Records of Miami-Dade County, Florida.

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**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: OCT 17 2025 BY: E75728

# EXHIBIT "C"

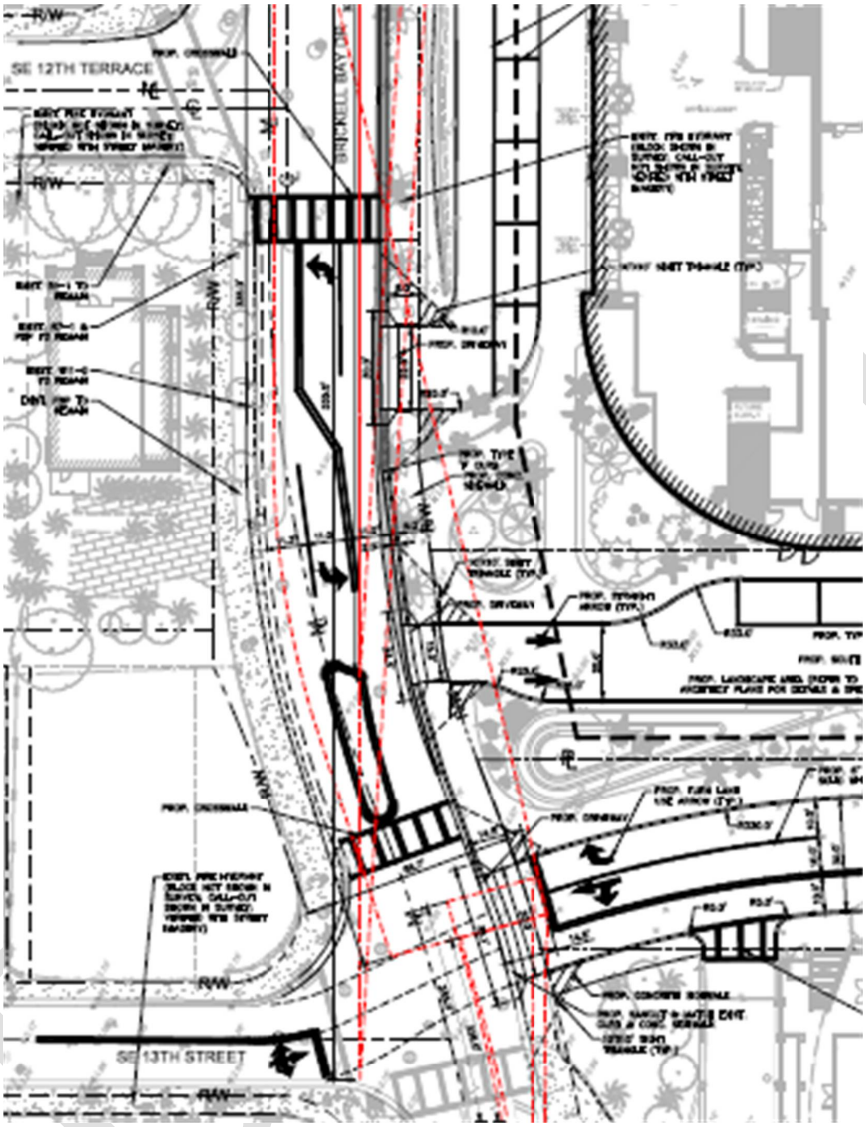
## Stormwater Resiliency Plan Study Area



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-188 DATE: OCT 17 2025 BY: E75728

## EXHIBIT "D"

### Midblock Crosswalks



**Miami-Dade County Department of Regulatory and Economic Resources**
**Staff Report to the Board of County Commissioners**

**PH: Z24-270** **November 20, 2025**
**Item No. 8A3**

| Recommendation Summary | |
|---|---|
| **Commission District** | 3 |
| **Applicant** | Miami Country Day School, Inc. |
| **Summary of Requests** | The applicant seeks to permit the expansion of an existing private school onto an additional property and modification of previously approved resolution in order to submit a new site plan and increase the number of classrooms. Additionally, the applicant seeks to permit the proposed middle school building with less setbacks than required by code, the proposed upper school building to exceed the maximum height and more monument and wall signs than permitted by Code. This application does not increase student enrollment. |
| **Location** | 601 NE 107 Street, Miami-Dade County, Florida. |
| **Property Size** | ±18.79 acres |
| **Existing Zoning** | RU-1, Single-Family Residential District,<br>BU-1, Neighborhood Business District,<br>BU-1A, Limited Business District |
| **Existing Land Use** | Private School |
| **2030-2040 CDMP Land Use Designation** | Low Density Residential, 2.5 - 6 dua &<br>Business and Office<br>*(see attached Zoning Recommendation Addendum)* |
| **Comprehensive Plan Consistency** | Consistent with the LUP map, and the interpretative text and policies of the CDMP |
| **Applicable Zoning Code Section(s)** | Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses,<br>Section 33-311(A)(7), Generalized Modification Standards,<br>Section 33-311(A)(4)(b), Non-Use Variance Standards<br>(see attached Zoning Recommendation Addendum) |
| **Recommendation** | **Approval with conditions.** |

## BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

The Board has jurisdiction over this application pursuant to Section 33-314(B)(11) which states "Applications to approve, expand, or modify: (i) day care facilities or day nursery facilities; and (ii) private elementary, middle, or senior high schools (grades K to 12), other than where the County Commission has direct jurisdiction over such applications."

## PROCEDURAL HISTORY:

This application was deferred at the September 25, 2025, meeting of the Board of County Commissioners (BCC) to the October 23, 2025, and subsequently from October 23, 2025, to November 20, 2025, board meeting.

The public hearing on this item has not been held.

## REQUESTS:

(1) SPECIAL EXCEPTION to permit the expansion of a private school onto additional property.

(2) MODIFICATION of Condition #2 of Resolution #4ZAB-319-82, passed and adopted by the Metropolitan Miami Dade County Zoning Appeals Board, modified by Resolution #CZAB8-9-14, passed and adopted by the Community Zoning Appeals Board #8, further modified by Resolution #CZAB8-8-15, passed and adopted by the Community Zoning Appeals Board #8, last modified by Resolution #Z-16-24, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2. That the plan be substantially in accordance with that submitted for the hearing entitled "Site Plan Approval Modification Submission", as prepared by Zyscovich Architects, with sheets A-100.A, A-100A.1, A-100B, A-100B.1, A-100C & A-100C.1 dated stamped received 11/22/2022, consisting of 6 sheets and sheet A-001, dated stamped received 9/9/2022 consisting of 1 sheet, for a total of 7 sheets."

TO: "2. That the plan be substantially in accordance with that submitted for the hearing entitled "Site Plan Approval Campus Plan Master Plan", as prepared by Zyscovich Architects, with a total of 18 sheets dated stamped received 6/2/2025, 15 sheets dated stamped received 4/9/2025 and 1 sheet dated stamped received 12/23/2024, for a total of 34 sheets."

(3) MODIFICATION of Condition #10 of Resolution #4-ZAB-319-82, passed and adopted by the Metropolitan Miami Dade County Zoning Appeals Board and last modified by Resolution #CZAB8-9-14, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: "10. That the number of classrooms shall not exceed 105."

TO: "10. That the number of classrooms shall not exceed 131."

The purpose of requests #2 and #3 is to allow the applicant to submit a revised site plan to incorporate additional property into the previously approved private school campus and provide additional buildings for the campus. Additionally, the requests seek to allow an increase in the number classrooms for the previously approved private school. The applicant is not requesting an increase in the maximum permitted students.

(4) NON-USE VARIANCE to permit a proposed middle school building setback 39'-10 1/4" from the rear (east) property line (50' required).

(5) NON-USE VARIANCE to permit a proposed upper school building with a height of 51'-6" and 3 stories (35 feet and 2 stories max. permitted).

(6) NON-USE VARIANCE to permit 1 additional monument sign and 3 additional wall signs, with a total combined area of 566 sq. ft. (1 sign 24 sq. ft. maximum permitted (30 wall signs and 2 monument signs previously approved).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

**PROJECT HISTORY AND PROJECT DESCRIPTION:**

The subject property has been the subject of several zoning applications pertaining to the establishment and expansion of the existing private school on the subject property. In February 1963, pursuant to Resolution #2ZABS-19-63, the Zoning Appeals Board (ZAB) approved a special exception to expand a non-conforming day and resident school. In October 1982, pursuant to Resolution #4ZAB-319-82, the ZAB approved with conditions a special exception to expand the private school onto adjacent property and granted ancillary parking variances to permit parking on natural terrain and closer than permitted to the adjacent right-of-way. In September 1983, pursuant to Resolution #4ZAB-299-83, the ZAB approved a special exception to permit further expansion of the school, increase grades to kindergarten through grade 12, increase enrollment to 934 students, and construct five new buildings in phases. In August 1990, pursuant to Resolution #4ZAB-267-90, the ZAB approved another expansion, modifying a prior site plan to relocate and rearrange buildings and athletic fields, and amending conditions to extend school hours and increase the number of classrooms and teachers. In October 1998, pursuant to Resolution #CZAB7-2-98, the Community Zoning Appeals Board (CZAB) approved a special exception for expansion, including new classroom buildings, an increase in student and teacher capacity, and variances allowing parking within 25 feet of a right-of-way, along with other ancillary variances. In June 2009, pursuant to Resolution #CZAB8-10-09, the CZAB approved a modified site plan for a proposed library center and amphitheater, permitted parking within 25 feet of a right-of-way, and authorized two additional wall signs, along with other ancillary variances.

In May 2016, pursuant to Resolution #CZAB8-9-14, CZAB 8 approved the expansion of the private school onto additional property, together with an unusual use to permit entrance features. The resolution also modified prior conditions to increase enrollment from 980 to 1,250 students, allow 102 teachers and 38 administrative staff, expand grade levels to Pre-K through 12, and increase classrooms from 75 to 105. Ancillary non-use variances were also approved, permitting reduced setbacks for several buildings and a parking garage, construction of a four-story parking garage where two (2)-stories were allowed, increased lot coverage, reduced outdoor recreation area, reduced parking, parking within required setbacks, and additional signage. In July 2015, the CZAB also approved a special exception for expansion onto property to the north, a modification of the approved site plan, and a setback variance for a classroom building.

Most recently, in May 2024, pursuant to Resolution #Z-16-24, the Board of County Commissioners (BCC) approved another special exception for expansion onto additional property. That resolution also modified Condition #2 of Resolution #4ZAB-319-82 (as previously modified by Resolutions #CZAB8-9-14 and #CZAB8-8-15) to require submission of a new site plan reflecting the expansion. Additionally, Conditions #5 and #11 of Resolution #4ZAB-319-82 (as last modified by Resolution #CZAB8-9-14) were amended to increase enrollment from 1,250 to 1,502 students and to permit 155 teachers and 55 administrative/clerical personnel, where 105 teachers and 40 administrative/clerical personnel had previously been allowed.

The subject application seeks approval to expand the existing private school onto additional property and to modify previously approved resolutions to submit a new site plan and increase the number of classrooms (Requests #1, #2, and #3), however, with no increase in the student enrollment. In addition, the applicant seeks approval to permit the proposed middle school building with reduced setbacks (Request #4), the proposed upper school building to exceed the maximum permitted height (Request #5), and additional monument and wall signs beyond those permitted by code (Request #6). The submitted plans depict that the existing/previously approved

private school serving grades Pre-K through 12 on the subject property remains largely unchanged, with the exception of the removal of the existing upper school, middle/upper school office, foreign language building, college guidance building, and greenhouse. In their place, a new ±44,631 sq. ft. middle school building and a new ±77,611 sq. ft. upper school building are proposed near the center of the property, surrounded by the school campus to the north, south, and west, and a canal to the east. According to the applicant's data provided on Sheet A-100a, the existing campus currently contains approximately 304,894 sq. ft. of building area, with 33,000 sq. ft. of previously approved space not yet constructed. As previously mentioned, several existing buildings totaling approximately 33,568 sq. ft. will be removed, and the new middle and upper school buildings will add a combined ±122,242 sq. ft. of new construction. The plans also provide for the inclusion of an additional parcel to the north of the property, identified by Property Appraiser folio number 30-2230-001-0450, which contains an approximately 11,400 sq. ft. building previously developed for small-scale commercial use with front parking. This parcel is proposed to be repurposed for staff parking. Access to the site will remain unchanged, utilizing existing driveways along NE 107 Street and NE 6 Avenue. The submitted landscape plans depict extensive trees and shrubs distributed throughout the campus, ensuring ample buffering and visual compatibility with the surrounding area.

| NEIGHBORHOOD CHARACTERISTICS | | |
|---|---|---|
| | **Zoning and Existing Use** | **Land Use Designation** |
| **Subject Property** | RU-1, BU-1 & BU-1A; private school | Low Density Residential (2.5 to 6 dua) & Business and Office |
| **North** | BU-1A; multi-family residential | Business and Office |
| **South** | Town of Miami Shores; golf course & commercial | Low Density Residential (2.5 to 6 dua) & Parks and Recreation |
| **East** | Town of Miami Shores; canal | canal |
| **West** | BU-2, BU-1, BU-1A & RU-1; office, Retail & single-family residences | Low Density Residential (2.5 to 6 dua) & Business and Office |

## NEIGHBORHOOD COMPATIBILITY:

The ±18.79 acres subject parcel, located at 601 NE 107 Street and currently developed with a private school, is zoned RU-1, BU-1, and BU-1A. It is bounded on the north by BU-1A zoned land developed with multi-family residential uses, on the south by the Town of Miami Shores with a golf course and commercial uses, on the east by a canal, and on the west by BU-2, BU-1, BU-1A, and RU-1 zoned land developed with a mix of office, retail, and single-family residences.

## SUMMARY OF THE IMPACTS:

The approval of this application will allow the expansion of the existing private school onto additional property and the revision of previously approved site plans to replace existing buildings with new middle and upper school buildings located toward the center of the site, thereby providing additional classrooms. While staff acknowledges that the requests may introduce additional noise into the surrounding area, staff finds that the potential impacts have been adequately mitigated. Furthermore, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in its memorandum, indicates that any additional

impacts will not cause their facilities and services to operate below their adopted levels of service standards.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The eastern portion of the property, which is approximately ±13.65 acres is designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The northern and western portions of the subject property, which are a total of approximately ±6.83 acres in size are designated as **Business and Office** on the CDMP LUP Map. The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including schools, daycare centers and houses of worship, only* ***when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood****.* A section of the CDMP Land Use Element interpretative text for uses such as **schools** indicates that *Compatibility shall be determined in accordance to Policy LU-4A.* The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff,* ***access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering****, and safety, as applicable*. Further, CDMP Land Use Element, **Policy LU-4D** states that *uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements* ***and buffer any potentially incompatible elements****.* Said interpretative text under the Residential Communities also states that the *areas along section line roads between transition areas are also authorized for eligible higher residential densities,* ***public*** *and* ***semi-public uses****.* Further, based on the CDMP LUP Interpretative text, private school use is a permitted use in the Business and Office Land Use category.

Staff notes that the private school is an existing use on the larger portion of the property and has been the subject of several zoning approvals as previously mentioned. The applicant is requesting to expand said private school onto additional property located on the northwestern site of the existing school, which is also designated as Business and Office on the LUP map. As previously mentioned, the private school is an existing use and approval of the requests under this application will not change the use on the entire subject property. For the reasons set forth in the zoning analysis below, staff opines that the proposed expansion of the existing school onto additional property would satisfy the criteria for compatibility outlined in the CDMP Land Use Element, **Policy LU-4A**. Based on the foregoing analysis, staff opines that the approval of the application is compatible with the area and therefore **consistent** with the CDMP Land Use Element interpretative text for the ***Residential Communities***, CDMP Land Use Element **Objective LU-4**, **Policy LU-4D,** the CDMP Low Density Residential and Business and Office Land Use Plan map designations.

**ZONING ANALYSIS:**

The subject property contains an existing private school with a total of 1,502 students in grades Pre-K through 12. The applicant is requesting a special exception to permit the expansion of the existing private school onto additional property (request #1), with no increase in the student enrollment. When this request is analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, staff opines that the approval of these requests with conditions would be **compatible** with the surrounding area based on the analysis provided below. Similarly,

staff opines that approval of the ancillary requests to modify condition #2 of a previously approved condition of Resolution #4ZAB-319-82, last modified by #Z-16-24 (Request #2) to allow submission of a revised site plan reflecting the demolition of existing buildings, including but not limited to the previously approved fine arts building, greenhouse, college guidance center, and existing upper school classroom buildings, and the construction of a new ±44,631 sq. ft. middle school building and a new ±77,611 sq. ft. upper school building at the center of the property; and modification of Condition #10 of Resolution #4ZAB-319-82, last modified by Resolution #CZAB8-9-14 (Request #3), to permit an increase to 131 classrooms, where 105 were previously approved. When Requests #2 and #3 is further analyzed under Section 33-311(A)(7), Generalized Modification Standards and considering the Comprehensive Development Master Plan Analysis, staff finds that approval of Requests #1, #2, and #3 with conditions would be compatible with the surrounding area. The expansion includes an additional parcel along NW 6 Avenue, approximately 11,400 sq. ft., previously developed as a small-scale commercial building with front parking, which is proposed to be converted into parking for faculty and staff. Staff opines that the proposed requests will not generate additional traffic, cause excessive overcrowding, or create a nuisance, and that the use would remain compatible with the area, as there is to be no increase in the number of students and the student enrollment shall remain consistent with previously approved levels.

The submitted plans depict the existing private school together with additional property located at the center of the school campus and proposes the additional property to be used as parking. The existing private school facility buildings are dispersed throughout the school property. The new parcel being added to the school facility is approximately 11,400 sq. ft. in area and is surrounded by the existing school to the north, south and east. As previously mentioned, the additional property will be for additional parking for faculty and staff with a walkway that will connect pedestrians from the north portion of the campus to the south. Staff also notes that the plan provides for 391,212 sq. ft. of outdoor recreation/play area, provides for an excess of the required off-street parking spaces, provides for a total of 190 auto stacking spaces where 5 are required and provides for a vehicular system that will provide adequate on-site vehicular queuing, stacking and student drop off/pick-up area. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided all along the perimeter and within the subject parcel.

Staff notes that the traffic analysis prepared and reviewed as part of the 2024 application remains applicable to the current request, since no changes to the number of students (1,502) or staff are proposed as part of this application. As detailed in the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW) memorandum (attached as Exhibit “A”), the previously approved enrollment generated a projected 139 AM peak-hour vehicular trips. That study showed NE 6 Avenue, the main section-line roadway serving the school, would experience a 10% increase in AM peak-hour traffic north of NE 109 Street (an additional 99 trips to the existing 1,031 trips) and a 7% increase south of NE 109 Street (an additional 43 trips to the existing 646 trips). Importantly, these increases did not alter the overall Level of Service (LOS), which remained at “C” on adjoining roadways. Furthermore, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) confirmed that the school meets traffic concurrency requirements, as it is located within the Urban Infill Area where concurrency does not apply. Because this application does not increase the number of students or staff beyond what was approved under Resolution #Z-16-24, no new traffic impacts are anticipated, and the prior 2024 traffic findings remain valid.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the economy of

Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance, and would not be incompatible with the area concerned. Staff notes that Department of Transportation and Public Works (DTPW) reviewed the Traffic Operations Plan (TOP) submitted with the application and has no objection to the requests, subject to conditions set forth in the attached memorandum. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) has indicated in its memorandum, that they have no objections to this application and that the addition of the adjacent property to the school site does not result in an increase in students and therefore does not generate any additional trips. As such, based on the aforementioned analysis, staff opines that the proposed expansion will not result in excessive trips that could have a significant impact on the abutting roadways, would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area, and would not result in excessive traffic. Further, staff opines that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not object to the application and indicates that the application will not have a negative impact on fire rescue services in the area. The memoranda submitted by the Departments of Water and Sewer and Park, Recreation and Open Spaces (PROS) indicate no objections to the application as well. Based on the aforementioned department memoranda, staff opines that the application will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the expansion in relation to the present and future development of the area.

Similarly, staff opines that because the new proposed building are internal to the site and are mainly replacing existing buildings, the approval of the requests for the modification of the prior approved site plan (request #2) and increase in the total number of classrooms (request #3), would not create any new adverse visual impacts on the surrounding properties. Staff further opines that the requests are inextricably intertwined with request #1, which staff supports, and that the overall design and location of the existing school with the additional property will provide for a cohesive campus. Therefore, staff supports the requests and opines that based on the Comprehensive Development Master Plan land use designations of Low Density Residential and Business and Office, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the requested modifications on the subject property would be **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the surrounding area when considering the necessity and reasonableness of the request in relation to the present and future development of the area. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, and approval with conditions of requests #2 and #3 under Section 33-311(A)(7), Generalized modification standards.**

As part of this application, the applicant is also requesting a series of ancillary non-use variances that are inextricably intertwined with requests #1, #2, and #3. These include: permitting the proposed middle school building to be set back 39’-10 1/4” from the rear (east) property line where 50 feet are required (request #4); permitting the proposed upper school building at a height of 51'-

6'' and three (3) stories, where a maximum of 35 feet and two (2) stories is permitted (request #5); and permitting one (1) additional monument sign and three (3) additional wall signs with a combined area of 566 sq. ft., where only one (1) 24 sq. ft. sign is permitted, noting that 30 wall signs and 2 monument signs were previously approved (request #6). When analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff finds the requests to be compatible with the surrounding area and not detrimental to the community's appearance.

With respect to request #4, staff notes that Section 33-17 of the County Code requires buildings for public assemblage to maintain a 50-foot setback from property lines abutting lots under different ownership. The proposed reduction to 39'-10 1/4", which is only as to the east property line represents a minimal encroachment given that the east property line abuts a canal, with the nearest residence more than 100 feet away. Furthermore, prior resolutions for this school have permitted more substantial setback reductions, including Resolution #CZAB8-9-14, which approved the Fine Arts Building at 13 feet from the rear and 20 feet from the interior side property line (both where 50 feet were required). Therefore, staff concludes the proposed variance will not create adverse visual impacts.

Regarding request #5, staff finds the proposed upper school building, at 51'-6'' and 3 stories, has been designed to architecturally match the existing buildings on the campus. Its central location on the site, along with buffering provided by rows of hedges and trees, will mitigate any visual impact on the surrounding properties to the north, east, south, and west.

Lastly, request #6 seeks approval for one (1) additional monument sign and three (3) additional wall signs, totaling 566 sq. ft. of signage. Staff finds this request compatible with the surrounding area, emphasizing that the three wall signs are entirely internal to the campus, identifying individual buildings and not visible from the public right-of-way. The additional monument sign, located at the main entrance along NW 6 Avenue, will solely identify the name of the school, consistent with typical institutional signage. Given their internal placement and the buffering provided by existing buildings and proposed landscaping, these signs will not create visual impacts for the surrounding community. **Therefore, staff recommends approval with conditions of requests #4, #5 and #6 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** The submitted site plan depicts three (3)-ingress/egress points of direct vehicular and pedestrian access to the facility located along NE 6 Avenue. Parking and driveways are dispersed throughout the property and located between the structures and the adjacent rights-of-ways, with all of the required parking provided as surface parking lots. The proposed additional property to the school facility for the existing 1,502 students and 155 teachers and 55 administrative/clerical staff, provides for a total of 582 parking spaces, where 315 are required by code, therefore, the parking amounts comply with the code minimums. In addition, the school will be providing a total of 190 auto-stacking spaces, where only 5 stacking spaces are required.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That all other conditions of Resolutions #4ZAB-319-82, #4-ZAB-299-83, #4-ZAB-267-90, #CZAB7-2-98 and #CZAB8-10-09, #CZAB8-9-14, #CZAB8-8-15 and Z-16-24 remain in full force and effect, except as herein modified.

2. That the plan be substantially in accordance with that submitted for the hearing entitled “Site Plan Approval Campus Plan Master Plan”, as prepared by Zyscovich Architects, with a total of 18 sheets dated stamped received 6/2/2025, 15 sheets dated stamped received 4/9/2025 and 1 sheet dated stamped received 12/23/2024, for a total of 34 sheets.

3. The school shall complete improvements to the drop-off and pick-up areas during the summer to ensure that traffic flow is not disrupted. Any temporary shifts in these areas during construction must maintain safe and efficient access, with appropriate signage and staff assistance provided as necessary.

4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

6. That at the time of each annual Certificate of Use renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) of the Department of Transportation and Public Works as indicated in the attached memorandum.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department (PROS) as indicated in the attached memorandum.

9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) as indicated in the attached memorandum.

10. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Water and Sewer Department (WASD) as indicated in the attached memorandum.

11. That the number of classrooms shall not exceed 131.

ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

Miami Country Day School, Inc.
PH: Z24-270

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS | |
|---|---|
| Division of Environmental Resources Management (RER) | *No objection* |
| Platting and Traffic Review Section (RER) | *No objection** |
| Department of Transportation and Public Works (DTPW) | *No objection** |
| Miami-Dade Fire Rescue (MDFR) | *No objection* |
| Water and Sewer Department (WASD) | *No objection** |
| Parks, Recreation and Open Spaces Department (PROS) | *No objection** |
| Office of Historic Preservation (OHP) | *No objection* |
| Building and Neighborhood Compliance (BNC) | *No objection* |
| **Subject to conditions in their memorandum.* | |

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

| | |
|---|---|
| ***Low-Density Residential (Pg. I-31)*** | *The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.* |
| ***Business and Office (Page I-40)*** | *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.*<br><br>*Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum* |

| | |
|---|---|
| | *allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.* |
| ***Objective LU-4 (Pg. I-9)*** | *Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* |
| ***Policy LU-4A (Page. I-11)*** | *When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* |
| ***Policy LU-4D (Page I-9)*** | *Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.* |

## PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
|---|---|
| ***Section 33-311(A)(3) Special Exception, Unusual and New Uses.*** | *Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.* |
| ***Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations*** | *Upon appeal or direct application in specific cases, the Board shall hear and grant applications for* ***non-use variances*** *from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.* |
| ***Section 33-311(A)(7) Generalized Modification Standards.*** | *The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or* |

| | |
|---|---|
| | *would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.* |

# Exhibit A
# TRAFFIC IMPACT CHART

Miami Country Day School, Inc.
Z24-270

| Miami Country Day<br>656 AM peak hour trips<br>Proposed Expansion for Grades 6-12 with 1,000 Students | | | | | | |
|---|---|---|---|---|---|---|
| 8:00 - 9:30 AM (with Two Arrival Shifts) | | | | | | |
| **656 Students** | **Projected New Trips** | | | | | |
| AM Peak Hour | 139 | | | | | |
| **Site Circulation** | | | | | | |
| School Campus | In/Outbound Trips | Required Stacking & Queuing | Provided Stacking & Queuing | Required parking Spaces | Parking Spaces Provided | |
| NE 6th Ave | 407/249 | 68 | 93 | 475 | 568 | |
| | | | | | | |
| **Adjacent Roadway Impacts** | | | | | | |
| Adjacent Roadway | Projected New Trips | Existing Traffic | Future Traffic (New + Existing) | % Volume Increase | Existing LOS | Future LOS |
| NE 6th Ave north of NE 109th St | 99 | 1,031 | 1,130 | 10% | C | C |
| NE 6th Ave south of NE 109th St | 43 | 646 | 689 | 7% | C | C |
| Total: | 142 | | | | | |
| **Neighborhood Impacts** | | | | | | |
| Roadway Impacted (West of NE 6th Ave) | Projected New Trips | Existing Traffic | Future Traffic (New + Existing) | % Volume Increase | Existing LOS | Future LOS |
| W Biscayne Canal Rd | 15 | 96 | 111 | 16% | C | C |
| NE 111th St | 7 | 240 | 247 | 3% | C | C |
| NE 110th St | 26 | 95 | 121 | 27% | C | C |
| NE 108th St | 2 | 89 | 91 | 2% | C | C |
| NE 107th St | 5 | 195 | 200 | 3% | C | C |

*Impacts are based on the 2024 zoning hearing application. No changes to the number of students or personnel; therefore, no additional traffic is expected.*

***Building and Neighborhood Compliance***

***ENFORCEMENT HISTORY***

| | |
|---|---|
| MIAMI DADE COUNTY SCHOOL, INC/WALSH, TIM | 601 NE 107 ST<br>690 NE 109 ST<br>11005/11031 NE 6 AVE<br>MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |
| Pending | Z2024000270 |
| **DATE** | **HEARING NUMBER** |

**FOLIO: 30-2231-064-0010/30-2230-001-0460/30-2231-064-0020/30-2230-001-0450/30-2230-001-0420**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**
August 18, 2025

**NEIGHBORHOOD REGULATIONS:**
**Folio No.s: 30-2231-064-0010/30-2230-001-0460/30-2231-064-0020/30-2230-001-0450/30-2230-001-0420**
There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**
**Folio No.: 30-2231-064-0010**
**B2023013192-F** was opened on 10/31/2023. Citation No. **P046595** was issued on 10/31/2023 for "***SECTION 8-11(f) OF THE FLORIDA BUILDING CODE:*** *FAILURE TO OBTAIN A BUILDING RECERTIFICATION.*" A lien was recorded on 08/16/2024 under book 34364/pag 1306 and subsequently satisfied on 03/19/2025 under book 34662/page 149. The violation was corrected on 04/17/2025. Case is closed.

**B2025006520F** was opened on 05/04/2025. Citation **P068191** was issued on 05/04/2025 for "*FAILURE TO OBTAIN A BUILDING RECERTIFICATION.*" Citation was paid on 05/08/2025. There are no outstanding fees.

**B2024001257F** was opened on 02/01/2025. Citation **P072718** was issued on 08/07/2025 for "*FAILURE OF THE OWNER TO COMPLETE REQUIRED REPAIRS OR MODIFICATIONS RELATING TO BUILDING RECERTIFICATION due to FAILURE TO OBTAIN A BUILDING RECERTIFICATION.*" Citation was paid on 08/11/2025. There are no outstanding fees.

**B2024001295F** was opened on 02/01/2025. Citation **P072719** was issued on 08/07/2025 for "*FAILURE OF THE OWNER TO COMPLETE REQUIRED REPAIRS OR MODIFICATIONS RELATING TO BUILDING RECERTIFICATION due to FAILURE TO OBTAIN A BUILDING RECERTIFICATION..*" Citation was paid on 08/11/2025. There are no outstanding fees.

**Folio No.s: 30-2230-001-0460/30-2231-064-0020/30-2230-001-0450/30-2230-001-0420**
There are no open/closed cases in CMS.

**VIOLATOR:**
MIAMI DADE COUNTY SCHOOL INC/WALSH, TIM

**OUTSTANDING LIENS AND FINES:**
There are no outstanding liens or fines.

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 19, 2025

**To:** Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

**From:** Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

**Subject:** Z2024000270-2nd Review
Miami Country Day School, Inc.
601 NE 107th Street
Special exception to add a recently acquired parcel to the existing school; modification of resolutions 4-ZAB-219-82 and Z-16-24 to approve a new site plan to incorporate the additional property; and NUV to allow portions of the new upper school building and to allow one additional exterior facing sign.
(RU-1) (18.79 acres)
31-52-42

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The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and public sanitary sewers. Therefore, any future development in the proposed additional property shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent

Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

*Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

**Conditions of Approval: None**

Water Control Review

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

DERM had previously approved a Surface Water Management General Permit via Permit 13-05877-P. If this application proposes changes to the site plan approved under Permit 13-05877-P, a DERM Surface Water Management General Permit modification shall be required for any development. This permit modification shall be obtained prior to any future development order approval.

Pursuant to section 24-48.1(1)(f) of the Code, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development. Please contact the DERM Water Control Section (305-372-6681) for additional information.

Pursuant to Section 24-48.1(1)(b) of the Code, a DERM Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

**Conditions of Approval: None**

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. Additionally, Tree Permit #2400257 was issued on June 10, 2024, for the subject properties. All approved work shall be performed in accordance with this permit. Section 24-49 of the Code provides for the preservation and protection of tree resources. If any additional trees subject to the tree preservation and protection provisions of the Code are to be removed/relocated and are not associated with Tree Permit #2400257, a new tree removal permit will be required. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall meet the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

**Conditions of Approval: None**

Pollution Remediation Review

DERM has records of current contamination issues on the subject site tracked under Miami Country Day School DERM file no. UT-2561 and Former Farm Store DERM file no. UT-2996. All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineers' or other professionals' responsibility to prepare plans accurately and completely for proposed rights-of-way as

well as any other projects or plans. Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

**Conditions of Approval: None**

DERM Enforcement History Review
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** June 23, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

**From:** Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

**Subject:** Zoning Application Comments - Miami Country Day School
Application No. Z2024000270 - Revision # 2 - (Pre-App. No. Z24P-245)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. **The applicant's engineering representative has acknowledged the conflict with the existing water main and has indicated that the water main will be relocated to address the conflict.** WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or a Verification Form will be required.

Application Name: Miami Country Day School

Location: The proposed project is located on approximately 18.79 acres at 601 NE 107th Street, with Folio Nos. 30-2231-064-0010, 30-2230-001-0420, 30-2231-064-0020, 30-2230-001-0460, and 30-2230-001-0450, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting approval for: (1) a special exception to add a recently acquired parcel to the existing Miami Country Day School campus; (2) a modification of Resolutions 4-ZAB-219-82 and Z-16-24 to approve a new site plan to incorporate the additional property and provide an enhanced master plan for the Campus, (3) a non-use variance to allow portions of the new upper school building, located near the center of the Campus, to be developed to three stories, and (4) a non-use variance to allow one additional exterior facing sign. As per submitted site plan, the proposed school expansion will be composed of a Future New Upper School Building footprint area of 77,611 square feet, a Future New Middle School building footprint area of 44,631 square feet, and proposed canopies for a total of 122,242 square feet of expansion school.

The estimated total water demand for the proposed project will be 14,669 gallons per day (gpd).

**Easement:** The subject property has a 10 feet Utility Easement within and along the western boundary of the property. In addition, there is a 12 feet WASD Easement within the property which is housing a 12-inch water main (E14429-3). **Please note that the proposed development is in direct conflict with the existing 12-inch water main within the site and must be removed or relocated.** On January 14, 2024, WASD contacted Ms. Andrea Etcheverry, P.E., Engineer with Schwebke Shiskin & Associates,

engineers for the subject project and indicated that they are aware of the conflict with the water infrastructure, and it will be removed and relocated.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Hialeah-Preston Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is currently being served by WASD. If a new connection is necessary, the developer may connect to an existing 12-inch water main (E14429-3) within the subject site in a WASD easement. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

There are water mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per fire department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to: http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to: http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to: http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. The NDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The existing Miami Country Day School campus site is currently being served by WASD. Said campus site is served by a private pump station. If a new connection is necessary, the developer may connect to an existing 8-inch force main (ES9368-2) along NE 6th Avenue north of NE 109th Street, as required to provide service to a proposed private pump station. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered*.

There are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

# Memorandum

MIAMI-DADE COUNTY

Date: September 15, 2025

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: FOR: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2024000270
Name: Miami Country Day School, Inc.
Location: 601 NE 107 Street
Section 31 Township 52 South Range 42 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application **meets** the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. The Miami Country Day School was approved pursuant to zoning resolution number Z-16-24 for up to 1,502 Students in grades K-12. The addition of the adjacent property to the school site does not result in an increase in students and therefore does not generate any additional trips.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum

**Date:** June 11, 2025

**To:** Eric Silva, Assistant Director
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

**Subject:** Z2024000270

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The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 6/03/2025. Approval based on detail provided on plan sheets C-8, AT-1 and AT-2 uploaded on 4/9/2025.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

# Memorandum

**Date:** Wednesday, June 25, 2025

**Subject:** Review Type: Z2024000270
Applicant Name: Miami Country Day School, Inc.

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**Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I:**

**PROJECT LOCATION:** 601 NE 107th Street, Miami, Florida

**COMMENTS/RECOMMENDATION:**

I. **CONDITIONS:**

- The application does not request an increase in the maximum enrollment; as per Z2022000216 the maximum enrollment is 1,502 students.

- The school's operations must adhere to the approved Traffic Operations Plan (TOP) submitted with this application. If the school administration plans to make any changes to traffic flow, circulation, or access, they must first notify the DTPW Traffic Engineering Division (TED). Any access changes approved by FDOT also require review by DTPW and must be updated in the TOP.

**If you have any questions concerning the comments, or wish to discuss this matter further, please contact Dalila Fernandez, P.E., Dalila.Fernandez@miamidade.gov.**

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 7, 2025

**To:** Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

**From:** Alejandro Zizold, PROS Chief of Planning, Research and Grants
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Alejandro Zizold

**Subject:** Z2024000270 - Miami Country Day School, Inc. Version 2. Based on plans submitted on December 23rd, 2024.

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**Applicant Name:** Mark Grafton on behalf of Miami Country Day School, Inc.

**Project Location:** The property consists of approximately ±18.79-acres and the property is located at 601 NE 107th Street in unincorporated Miami-Dade County (Folios: 30-2231-064-0010; 30-2230-001-0420; 30-2231-064-0020; 30-2230-001-0460; and 30-2230-001-0450).

**Proposed Development:** The applicant seeks a Zoning Review of their proposed project to request the approval of:

1) a special exception to add a recently acquired parcel to the existing Miami Country Day School campus (30-2230-001-0450);
2) a modification of Resolutions 4-ZAB-219-82 and Z-16-24 to approve a new site plan to incorporate the additional property and provide an enhanced master plan for the Campus,
3) a non-use variance to allow portions of the new upper school building, located near the center of the Campus, to be three stories, and
4) a non-use variance to allow one additional exterior facing sign.

**Impact and Demand:** This application does not have a residential development component and therefore, the County's Level of Service Standards and the CDMP Open Space Spatial Standards do not apply.

**Recommendations:** PROS recognizes the comments incorporated into this application and requests additional information regarding this project:

- Please provide a detailed site plan of the proposed development detailing and dimensioning all pathways, as well as labeling all plazas, courtyards, and green areas. **PROS recommends a seamless, non-motorized access areas throughout the development** to provide a walkable neighborhood per our Great Streets Vision laid out in our Miami-Dade County Open Space Master Plan (OSMP).
- PROS recommend the developer to show throughout the full set of plans how is the proposed design intended to address potential externalities, as mentioned in the Letter of Intent, of sound buffering, on-site water retention and as many high-quality recreational areas as possible.
- To encourage non-motorized transportation and transit ridership please **provide seamless pedestrian connections, and adequate amount of bike racks to allow parents and high school students to not depend solely on vehicles** to arrive to the development.
- PROS recommends the developer to **buffer the south parking space** from the adjacent Miami Shores Country Club.
- PROS recommends the developer to **consider providing shade trees that are as mature as feasible upon installation** to offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and complement the ground level design of the development.

These recommendations are based on the following Recreation and Open Space policies and objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1
*Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.*

Objective ROS-2
*Require* the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.

ROS-3B
*The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.*

Objective ROS-8
*The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.*

Based on our findings and recommendations described herein, **PROS has no objection to this application. Once the documents mentioned above have been provided, the department will offer further review.**

Should you need additional information or clarification on this review, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: rk icg RK

**Signature:**

**Email:** rachael.kardys@miamidade.gov

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 7, 2025

**To:** Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

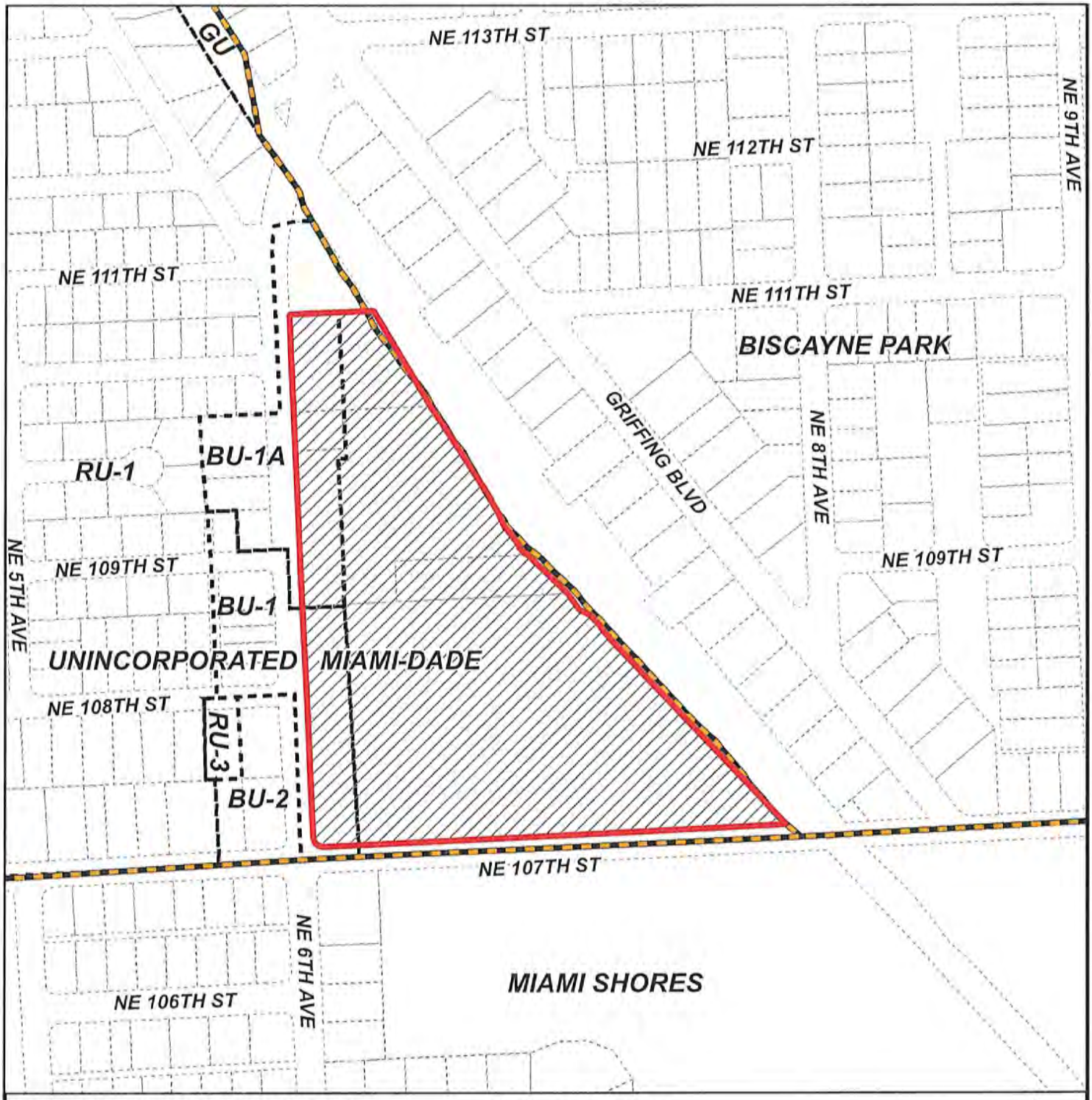
**From:** Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

**Subject:** Zoning Review Z2024-000270 Miami Country Day School

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The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2024000270

**Section: 31 Township: 52 Range: 42**
**Applicant: Miami Country Day School, Inc.**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

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**Legend**

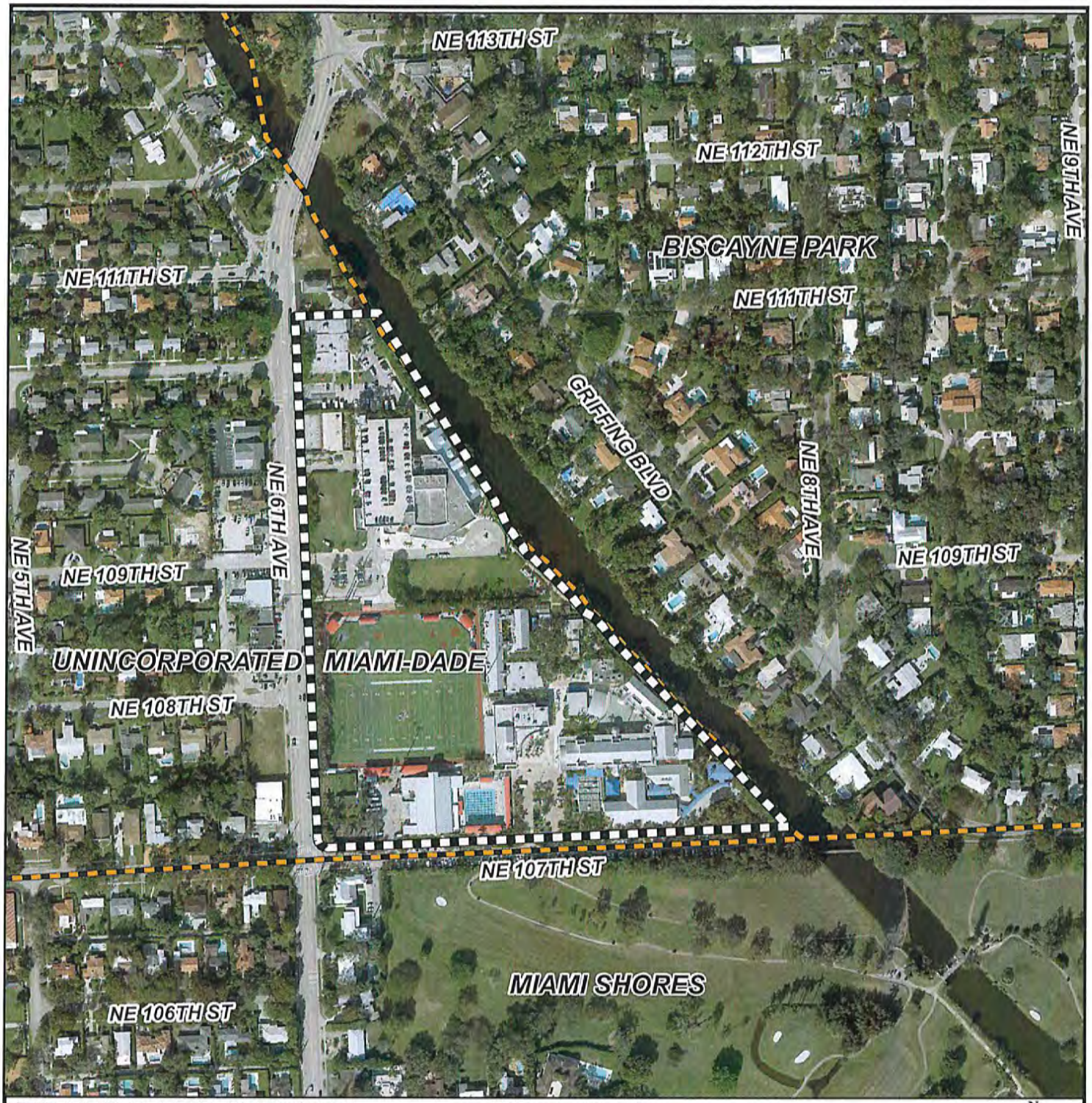
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 27, 2024

| REVISION | DATE | BY |
|---|---|---|
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# MIAMI-DADE COUNTY

**AERIAL YEAR 2024**

**Process Number**

**Z2024000270**

**Legend**

Subject Property

Municipalities

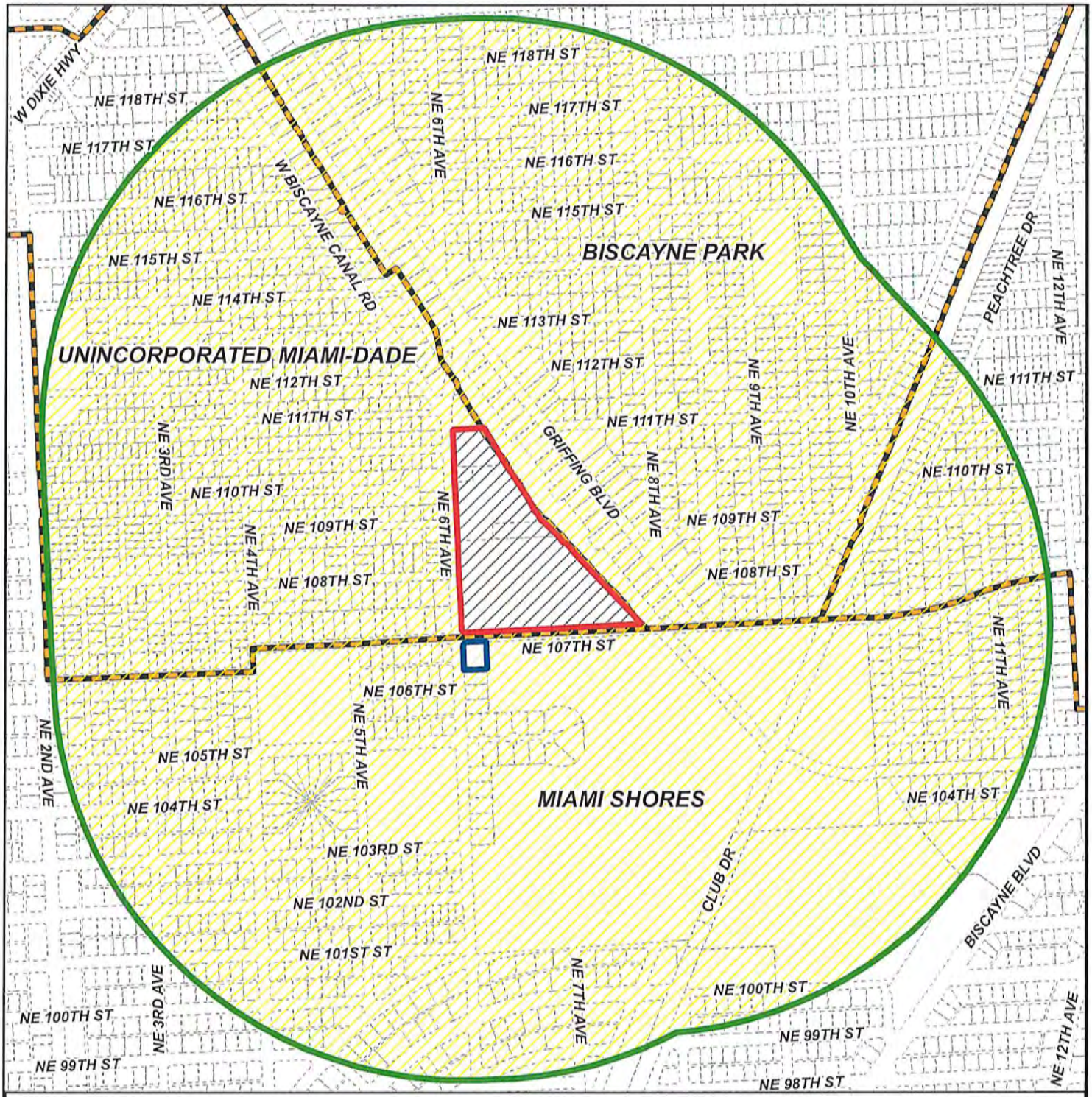
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**Section: 31 Township: 52 Range: 42**
**Applicant: Miami Country Day School, Inc.**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 27, 2024

| REVISION | DATE | BY |
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# MIAMI-DADE COUNTY

**RADIUS MAP**

**Process Number**

**Z2024000270**

**RADIUS: 2640**

**Section: 31 Township: 52 Range: 42**
**Applicant: Miami Country Day School, Inc.**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

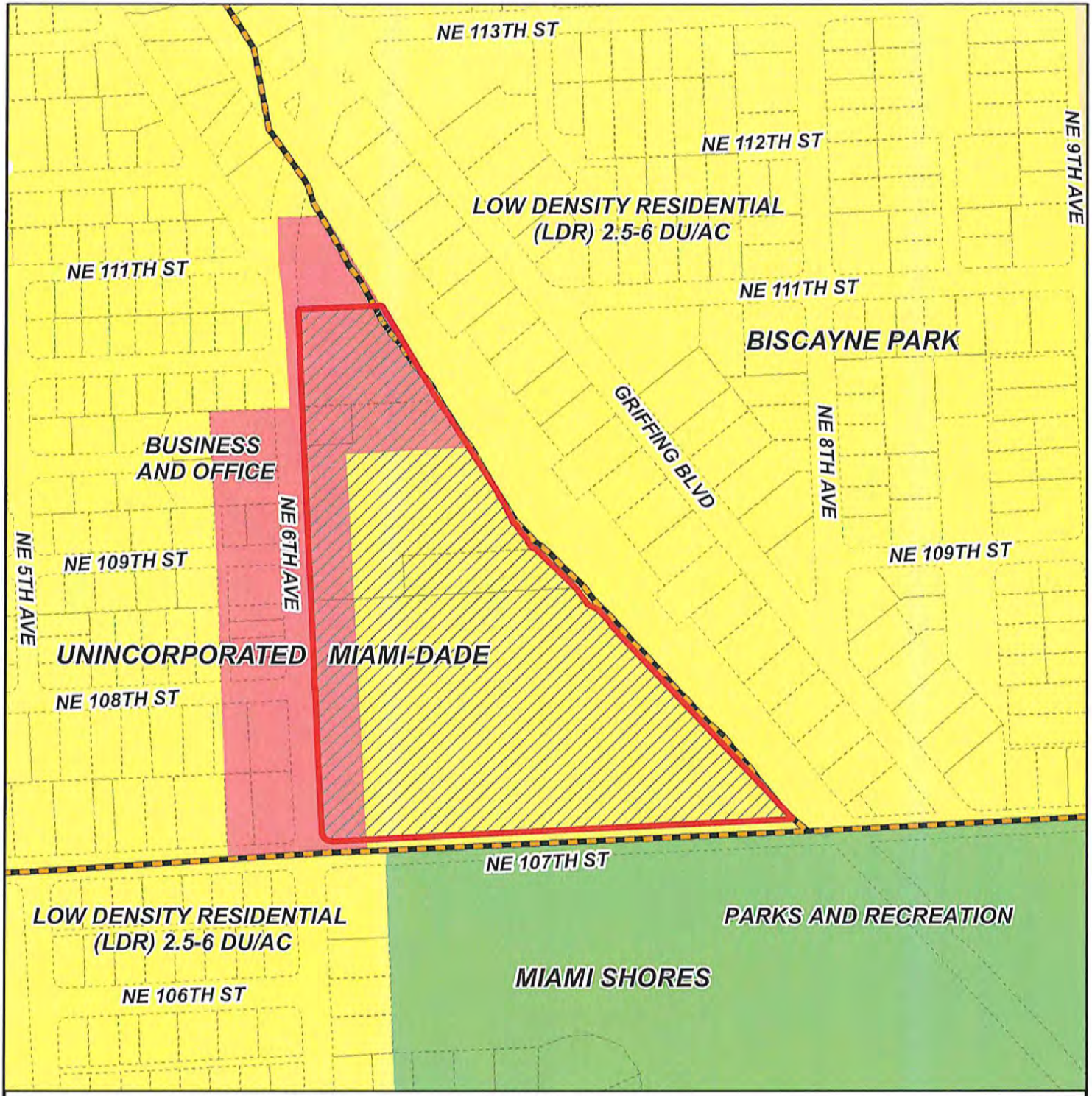
- Subject Property
- Contiguous Properties
- Buffer
- Municipalities
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 27, 2024

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

**CDMP MAP**

**Process Number**

## Z2024000270

**Section: 31 Township: 52 Range: 42**
**Applicant: Miami Country Day School, Inc.**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

N
W E
S

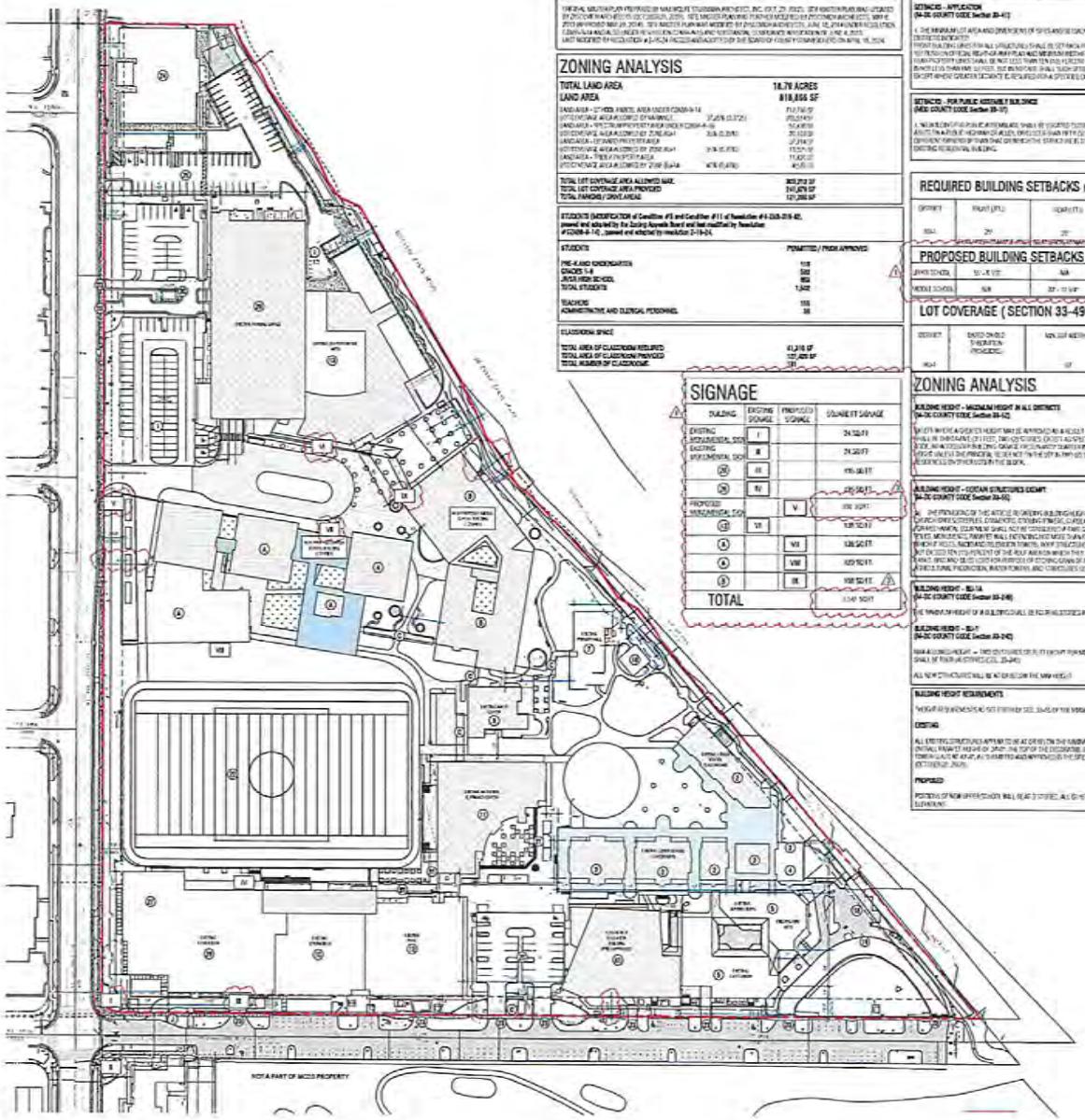
Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 27, 2024

| REVISION | DATE | BY |
|---|---|---|
| | | |

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: ISA



## PROJECT INFORMATION

## ZONING ANALYSIS

| | |
|---|---|
| TOTAL LAND AREA | 18.79 ACRES |
| LAND AREA | 818,656 SF |

| | |
|---|---|
| TOTAL LOT COVERAGE AREA ALLOWED MAX. | 368,395 SF |
| TOTAL LOT COVERAGE AREA PROVIDED | 341,871 SF |
| TOTAL PAVERS / DRIVE AREAS | 121,200 SF |

| STUDENTS | PERMITTED / PROG APPROVED |
|---|---|
| PRE-K AND KINDERGARTEN | 110 |
| GRADES 1-8 | 550 |
| GRADES HIGH (9C-12D) | 850 |
| TOTAL STUDENTS | 1,510 |
| TEACHERS | 105 |
| ADMINISTRATIVE AND CLERICAL PERSONNEL | 30 |

| CLASSROOM SPACE | |
|---|---|
| TOTAL AREA OF CLASSROOM REQUIRED | 41,310 SF |
| TOTAL AREA OF CLASSROOM PROVIDED | 121,200 SF |
| TOTAL NUMBER OF CLASSROOMS | 101 |

## SIGNAGE

| BUILDING | EXISTING SIGNAGE | PROPOSED SIGNAGE | SQUARE FT SIGNAGE |
|---|---|---|---|
| EXISTING | I | | 24 SQ FT |
| MONUMENTAL SIGN | II | | 24 SQ FT |
| EXISTING INSTRUMENTAL SIGN | III | | 100 SQ FT |
| (N) | IV | | 100 SQ FT |
| PROPOSED MONUMENTAL SIGN | | V | 100 SQFT |
| (2) | VI | | 120 SQ FT |
| (A) | | VII | 120 SQ FT |
| (B) | | VIII | 100 SQ FT |
| (E) | | IX | 100 SQ FT |
| TOTAL | | | 1,048 SQFT |

## ZONING ANALYSIS

## REQUIRED BUILDING SETBACKS ( SECTION 33-50)

| DISTRICT | FRONT (FT.) | REAR (FT.) | SIDE MINIMUM (FT.) | SIDE MAXIMUM (FT.) | SIDE STREET (FT.) |
|---|---|---|---|---|---|
| RU-1 | 25' | 25' | N/A | 7.5' | 15' |

## PROPOSED BUILDING SETBACKS

| | | | | | |
|---|---|---|---|---|---|
| LOWER SCHOOL | 50' - 0" EXT. | N/A | N/A | N/A | N/A |
| MIDDLE SCHOOL | N/A | 25' - 0" MIN. | N/A | N/A | N/A |

## LOT COVERAGE ( SECTION 33-49)

| DISTRICT | GROSS ZONED SITE AREA (SQ. FT.) | MAX. LOT AREA | MIN. LOT AREA | MAX. LOT COVERAGE | MIN. FLOOR AREA |
|---|---|---|---|---|---|
| RU-1 | | 10' | 7,500 SQ. FT. | 30% | 1,000 SQ. FT. |

## ZONING ANALYSIS

## EXISTING FACILITIES

| | EXISTING LOT COVERAGE | | AREAS (SF) |
|---|---|---|---|
| | EXISTING AREAS (SQ.FT.) | LOT COVERAGE (SQ.FT.) | (SQ.FT.) |
| (1) | | | |
| (2) | | | |
| (3) | | | |
| (4) | | | |
| (5) | | | |
| (6) | | | |
| (7) | | | |
| (8) | | | |
| (9) | | | |
| (10) | | | |
| (11) | | | |
| (12) | | | |
| (13) | | | |
| (14) | | | |
| (15) | | | |
| (16) | | | |
| (17) | | | |
| (18) | | | |
| (19) | | | |
| (20) | | | |
| (21) | | | |
| (22) | | | |
| (23) | | | |
| (24) | | | |
| (25) | | | |
| (26) | | | |
| (27) | | | |
| (28) | | | |
| SUBTOTAL EXISTING LOT COVERAGE TO REMAIN | | | |
| SUBTOTAL EXISTING TO BE REMOVED LOT COVERAGE | | | |

## PREVIOUSLY APPROVED FACILITIES

| | LOT COVERAGE | | AREAS (SF) |
|---|---|---|---|
| | EXISTING AREAS (SQ.FT.) | LOT COVERAGE (SQ.FT.) | (SQ.FT.) |
| (A) | | | |
| (B) | | | |
| SUBTOTAL APPROVED LOT COVERAGE | | | |

## PROPOSED FACILITIES

| | LOT COVERAGE | | AREAS (SF) | | | |
|---|---|---|---|---|---|---|
| | LOT COVERAGE (SQ.FT.) | COVERED AREAS (SQ.FT.) | 2nd FLOOR (Sq.Footage) | COVERED AREAS 2ND FL | 3rd FLOOR (Sq.Footage) | COVERED AREAS 3RD FL |
| (A) | | | | | | |
| (B) | | | | | | |
| (C) | | | | | | |
| SUBTOTAL | | | | | | |

## LOT COVERAGE

| | LOT COVERAGE (EXISTING AREAS) | LOT COVERAGE (SQ.FT.) |
|---|---|---|
| SUBTOTAL EXISTING LOT COVERAGE | | |
| SUBTOTAL APPROVED LOT COVERAGE | | |
| SUBTOTAL PROPOSED LOT COVERAGE | | |
| TOTAL LOT COVERAGE ALLOWED | | |

## LEGEND

- BUILDING AREA (EXISTING)
- 1ST FL COVERED AREAS
- 2 STORY BUILDING AREA
- 2ND FL COVERED AREAS
- 3 STORY BUILDING AREA
- 3RD FL COVERED AREAS
- PROPERTY LINE
- SETBACK LINE

N

1 A-100A OVERALL SITE SETBACKS & DIMENSIONS PLAN

Scale: 1 : 840

ENTITLEMENT SUBMISSION

Civil Consultant: SCHWEBKE SHISKIN ASSOCIATES, 3240 Corporate Way, Miramar, FL 33025, (954) 435-7010

Structural Engineers: DDA ENGINEERS, PA, 4000 SW 74th Court, Miami, FL 33155, (305) 666-0911

M/E/P Engineers: J.ARD, INC, 1450 Centrepark Boulevard, Suite 300, West Palm Beach, FL 33401, (561) 868-2200

Landscape Consultant: RAYMO MILLER DESIGN STUDIO, 12345 NE 8th Ave, North Miami, FL 33161, (305) 899-8082

Project: SITE PLAN APPROVAL CAMPUS PLAN MASTER PLAN

MIAMI COUNTRY DAY SCHOOL

601 NE 107th Street, Miami, FL 33161

Architects: ZYSCOVICH; WRT

Seal

Reg. No. XXXXXXXX

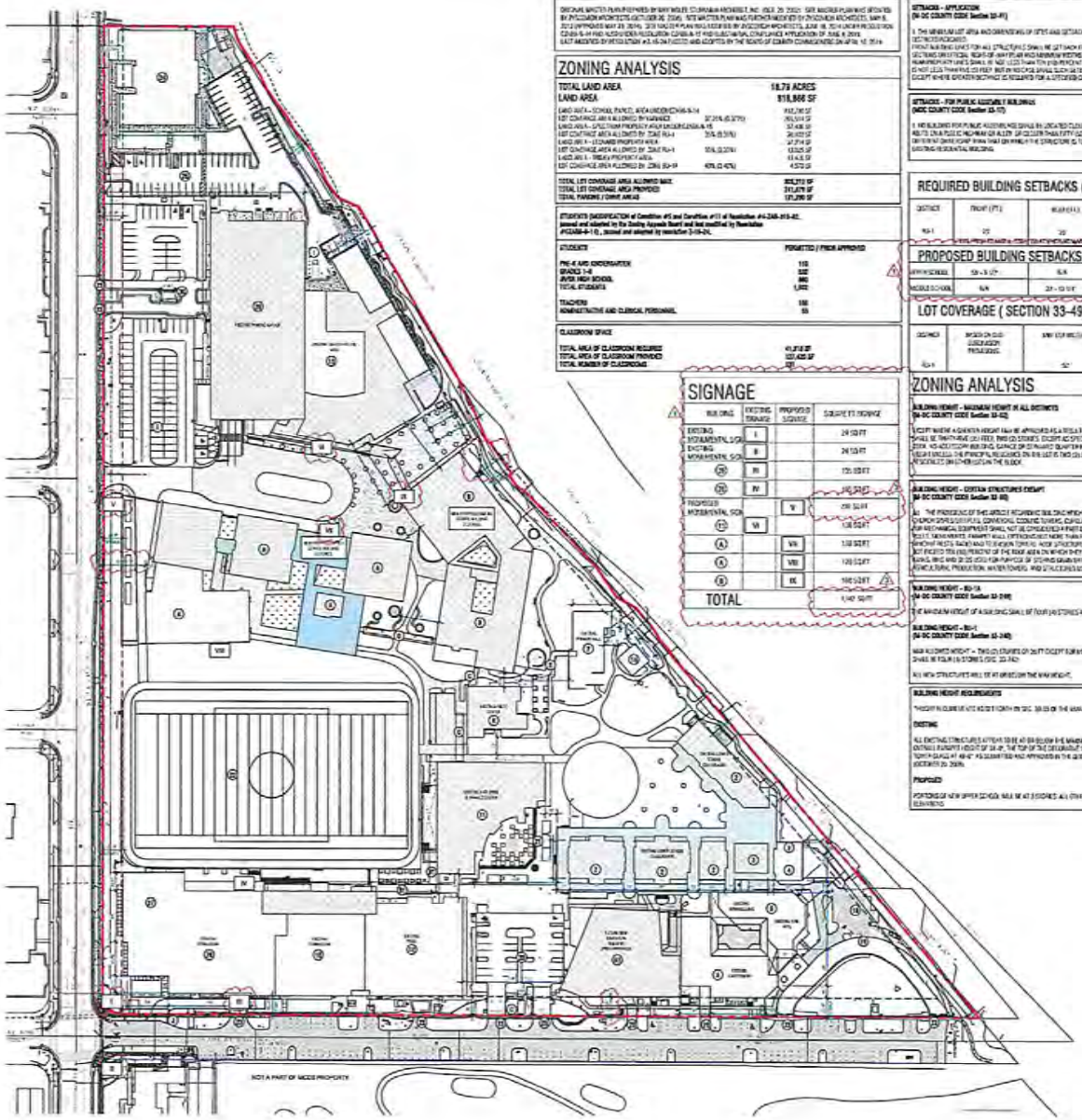
| No. | Date | Item |
|---|---|---|
| 1 | 10.10.2025 | Revision 1 |
| 0 | 07.07.2025 | Revision 0 |

SITE SETBACKS & DIMENSIONS PLAN

23580MSP | November 15, 2024

A-100A

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: ISA



## PROJECT INFORMATION

## ZONING ANALYSIS

| | |
|---|---|
| TOTAL LAND AREA | 18.79 ACRES |
| LAND AREA | 818,866 SF |

## ZONING ANALYSIS

## REQUIRED BUILDING SETBACKS ( SECTION 33-50)

## PROPOSED BUILDING SETBACKS

## LOT COVERAGE ( SECTION 33-49)

## ZONING ANALYSIS

## SIGNAGE

| BUILDING | EXISTING SIGNAGE | PROPOSED SIGNAGE | SQUARE FT SIGNAGE |
|---|---|---|---|
| EXISTING | I | | 24 SQ FT |
| MONUMENTAL SIGN | II | | 24 SQ FT |
| EXISTING | III | | 120 SQ FT |
| MONUMENTAL SIGN | IV | | 140 SQ FT |
| PROPOSED | V | | 200 SQ FT |
| MONUMENTAL SIGN | VI | | 100 SQ FT |
| | VII | | 120 SQ FT |
| | VIII | | 120 SQ FT |
| | IX | | 100 SQ FT |
| TOTAL | | | 1,048 SQ FT |

## EXISTING FACILITIES

## PREVIOUSLY APPROVED FACILITIES

## PROPOSED FACILITIES

## LOT COVERAGE

## LEGEND

- BUILDING AREA (FOOTPRINT)
- 1ST FL COVERED AREAS
- 2 STORY BUILDING AREA
- 2ND FL COVERED AREAS
- 3 STORY BUILDING AREA
- 3RD FL COVERED AREAS
- PROPERTY LINE
- SETBACK LINE

N

1 A-100A **OVERALL SITE SETBACKS & DIMENSIONS PLAN**

Scale: 1 : 840

**ENTITLEMENT SUBMISSION**

Civil Consultant
SCHWEBKE-SHISKIN ASSOCIATES
3240 Corporate Way
Miramar, FL 33025
(954) 435-7010

Structural Engineers
DDA ENGINEERS, PA
400 SW 14th Court
Miami, FL 33135
(305) 596-0711

Landscape Consultant
Savino Miller design studio
12740 NE 8th Ave
North Miami, FL 33161
(305) 895-6552

M/EP Engineers
JLH, Inc
1450 Centrepark Boulevard, Suite 300
West Palm Beach, FL 33401
(561) 640-3320

Project
**SITE PLAN APPROVAL**
**CAMPUS PLAN MASTER PLAN**
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
ZYSCOVICH Architects
WRT

Seal

Reg. No.xxxxxxx

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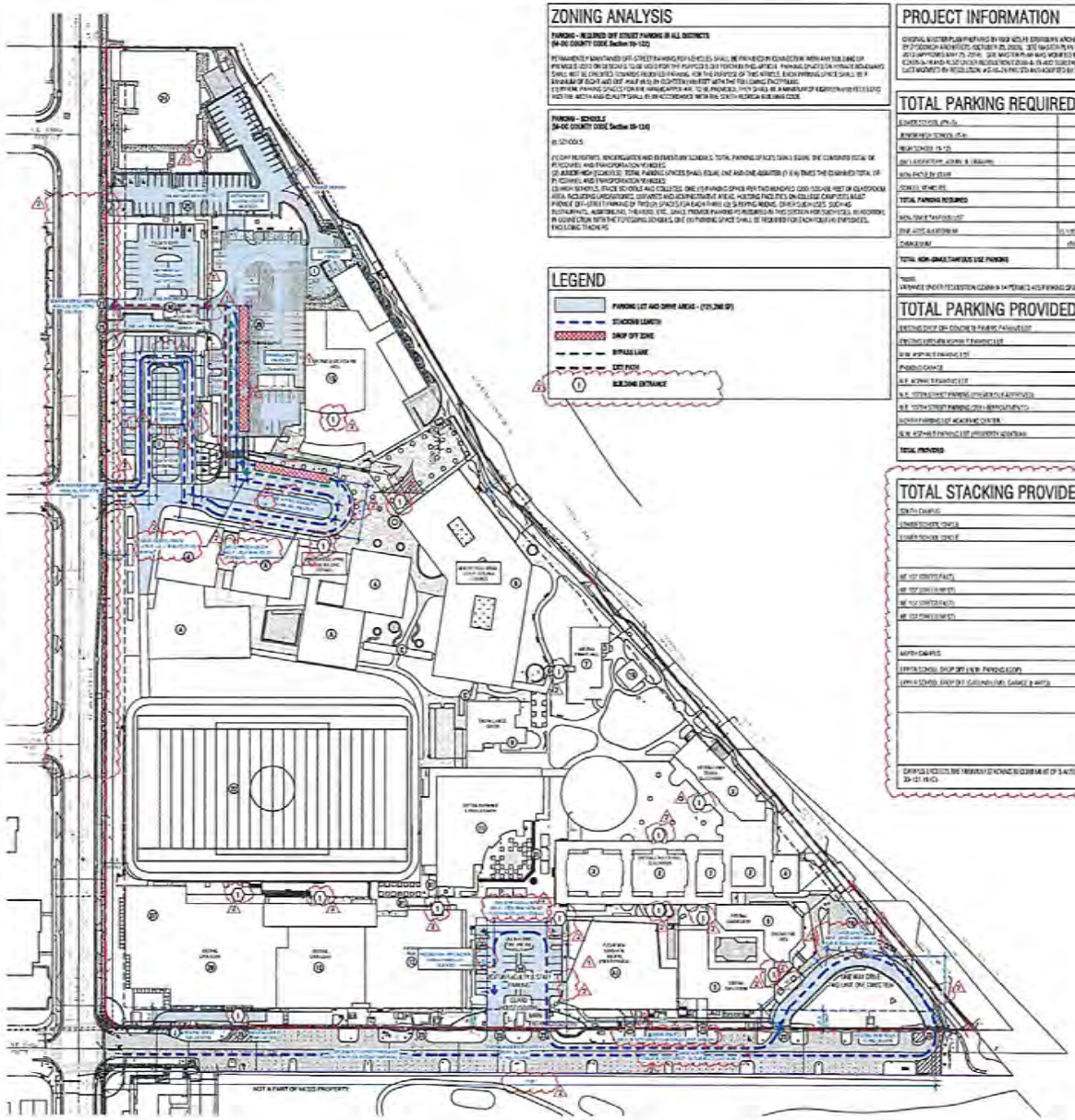
| No. | Date | Note |
|---|---|---|
| 1 | 02.07.2025 | Revision 1 |
| 2 | 03.07.2025 | Revision 2 |

**SITE SETBACKS & DIMENSIONS PLAN**

2358/NUSF | November 15, 2024

**A-100A**

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: ISA



## ZONING ANALYSIS

**PARKING - REQUIRED OFF STREET PARKING IN ALL DISTRICTS (M-DC COUNTY CODE Section 33-122)**

PERMANENT ENCLOSED OFF-STREET PARKING FOR VEHICLES SHALL BE PROVIDED IN CONNECTION WITH ANY USE OR OF PREMISES USED OR ERECTED, CLOSE USED FOR THE PURPOSES SET FORTH IN THE ARTICLE. PARKING SPACES OR PRIVATE BOULEVARDS SHALL NOT BE CREDITED TOWARDS RIGHT-OF-WAYS. FOR THE PURPOSE OF THIS ARTICLE, EACH PARKING SPACE SHALL BE A MINIMUM OF EIGHT AND ONE HALF (8.5) IN EIGHTEEN (18) FEET WITH THE FEET LIVING EXCEPTIONS. EXCEPTION: PARKING SPACES FOR SITE MANAGEMENT ARE TO BE PROVIDED, THEY SHALL BE A MINIMUM OF NINE (9) FEET IN WIDTH AND EIGHTEEN (18) FEET IN LENGTH AND SHALL BE IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE.

**PARKING - SCHOOLS (M-DC COUNTY CODE Section 33-124)**

(a) GENERALLY.

(1) DAY NURSERIES, KINDERGARTEN AND ELEMENTARY SCHOOLS. TOTAL PARKING SPACES SHALL EQUAL ONE AND ONE-HALF (1 1/2) TIMES THE COMBINED TOTAL OF PERSONNEL AND PASSENGER VEHICLES.

(2) JUNIOR HIGH SCHOOLS. TOTAL PARKING SPACES SHALL EQUAL ONE AND ONE-QUARTER (1 1/4) TIMES THE COMBINED TOTAL OF PERSONNEL AND PASSENGER VEHICLES.

(3) HIGH SCHOOLS, TRADE SCHOOLS AND COLLEGES. ONE (1) PARKING SPACE PER TWO HUNDRED (200) SQUARE FEET OF CLASSROOM AREA, INCLUDING LABORATORIES, LIBRARIES AND ADMINISTRATIVE AREAS. HOUSING FACILITIES ON COLLEGE CAMPUSES MUST PROVIDE OFF-STREET PARKING OF TWO (2) SPACES FOR EACH THREE (3) SLEEPING ROOMS. OTHER FACILITIES, SUCH AS RESTAURANTS, AUDITORIUMS, THEATERS, ETC., SHALL PROVIDE PARKING AS REQUIRED IN THIS SECTION FOR SUCH USES. IN ADDITION, IN CONNECTION WITH THE FOREGOING SCHOOLS, ONE (1) PARKING SPACE SHALL BE REQUIRED FOR EACH FOUR (4) EMPLOYEES, EXCLUDING TEACHERS.

## LEGEND

- PARKING LOT AND DRIVE AREAS - (725,268 SF)
- STACKING LANE(S)
- DROP OFF ZONE
- BYPASS LANE
- EXIT PATH
- 1 BUILDING ENTRANCE

## PROJECT INFORMATION

ORIGINAL MASTER PLAN PREPARED IN 2022 WITH DESIGN BY ZYSCOVICH ARCHITECTS, INC. (OCT. 29, 2020). SDP SUBMITTAL PLANS WERE PREPARED BY ZYSCOVICH ARCHITECTS, OCTOBER 25, 2024). SITE MASTER PLAN WAS MODIFIED BY ZYSCOVICH ARCHITECTS, MAY 8, 2025 APPROVED MAY 15, 2025). SITE MASTER PLAN WAS MODIFIED BY ZYSCOVICH ARCHITECTS, JUNE 18, 2025 UNDER ZONING HEARING APPLICATION NO. 25-0000 RESOLUTION NO. ZAB-XX-25-XX AND SUBSEQUENT APPROVAL OF JUNE 4, 2025 LAST MODIFIED BY RESOLUTION #Z-XX-25 PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON APRIL 15, 2025.

## TOTAL PARKING REQUIRED

| | | | |
|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| **TOTAL PARKING REQUIRED** | | | **215 SPACES** |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| **TOTAL NON-SINGLE FAMILY/DUO USE PARKING** | | | **220 SPACES** |

NOTE:
VARIANCE (PASS) TO CREATE 220 NEW + 34 EXISTING = 415 PARKING SPACES.

## TOTAL PARKING PROVIDED

| | |
|---|---|
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| **TOTAL PROVIDED** | **592 SPACES** |

## TOTAL STACKING PROVIDED

| | |
|---|---|
| SOUTH CAMPUS | |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| SUB-TOTAL PROVIDED ON SITE (SOUTH CAMPUS) | [illegible] **311.5 SPACES** |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| SUB-TOTAL PROVIDED ON SITE (NORTH CAMPUS) | [illegible] **311.5 SPACES** |
| NORTH CAMPUS | |
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| SUB-TOTAL PROVIDED ON SITE (NORTH CAMPUS) | [illegible] **80 SPACES** |

CAMPUS LOCATED IN THE MIAMIAN STACKING BOUNDARY OF 3 ACCESSIBLE SPACES PER MIAMI-DADE COUNTY CODE SECTION 33-121 (1)(c).

## EXISTING FACILITIES

| | | EXISTING LOT COVERAGE: Covered Areas (SF) | EXISTING LOT COVERAGE: Lot Coverage (sq ft/SF) | AREAS (SF): 2nd Floor |
|---|---|---|---|---|
| | [illegible] | [illegible] | [illegible] | [illegible] |
| 4 | [illegible] | [illegible] | [illegible] | [illegible] |
| 5 | [illegible] | [illegible] | [illegible] | [illegible] |
| 6 | [illegible] | [illegible] | [illegible] | [illegible] |
| 7 | [illegible] | [illegible] | [illegible] | [illegible] |
| 8 | [illegible] | [illegible] | [illegible] | [illegible] |
| 9 | [illegible] | [illegible] | [illegible] | [illegible] |
| 10 | [illegible] | [illegible] | [illegible] | [illegible] |
| 11 | [illegible] | [illegible] | [illegible] | [illegible] |
| 12 | [illegible] | [illegible] | [illegible] | [illegible] |
| 13 | [illegible] | [illegible] | [illegible] | [illegible] |
| 14 | [illegible] | [illegible] | [illegible] | [illegible] |
| 15 | [illegible] | [illegible] | [illegible] | [illegible] |
| 16 | [illegible] | [illegible] | [illegible] | [illegible] |
| 17 | [illegible] | [illegible] | [illegible] | [illegible] |
| 18 | [illegible] | [illegible] | [illegible] | [illegible] |
| 19 | [illegible] | [illegible] | [illegible] | [illegible] |
| 20 | [illegible] | [illegible] | [illegible] | [illegible] |
| 21 | [illegible] | [illegible] | [illegible] | [illegible] |
| 22 | [illegible] | [illegible] | [illegible] | [illegible] |
| 23 | [illegible] | [illegible] | [illegible] | [illegible] |
| 24 | [illegible] | [illegible] | [illegible] | [illegible] |
| 25 | [illegible] | [illegible] | [illegible] | [illegible] |
| 26 | [illegible] | [illegible] | [illegible] | [illegible] |
| 27 | [illegible] | [illegible] | [illegible] | [illegible] |
| 28 | [illegible] | [illegible] | [illegible] | [illegible] |
| | SUBTOTAL EXISTING LOT COVERAGE TO REMAIN | [illegible] | [illegible] | [illegible] |
| | SUBTOTAL EXISTING TO BE REMOVED LOT COVERAGE | [illegible] | [illegible] | [illegible] |

## PREVIOUSLY APPROVED FACILITIES

| | | LOT COVERAGE: Covered Areas (sq ft) | LOT COVERAGE: Lot Coverage (sq ft/SF) | AREAS (SF): 2nd FLOOR |
|---|---|---|---|---|
| 29 | [illegible] | [illegible] | [illegible] | [illegible] |
| 30 | [illegible] | [illegible] | [illegible] | [illegible] |
| | SUBTOTAL APPROVED LOT COVERAGE | [illegible] (APPROVED) | [illegible] (APPROVED) | [illegible] (APPROVED) |

## PROPOSED FACILITIES

| | | LOT COVERAGE: Lot Coverage (sq ft/SF) | LOT COVERAGE: Covered Areas (sq ft) | AREAS (SF): 2nd Floor (Sq Footage) | AREAS (SF): Covered Areas (sq ft) | AREAS (SF): 2nd Floor (Sq Footage) | AREAS (SF): Covered Areas (sq ft) |
|---|---|---|---|---|---|---|---|
| 31 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| 32 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| 33 | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| | SUBTOTAL (PROPOSED LOT COVERAGE) | [illegible] (PROPOSED) | [illegible] (PROPOSED) | [illegible] (PROPOSED) | [illegible] (PROPOSED) | [illegible] (PROPOSED) | [illegible] (PROPOSED) |

## LOT COVERAGE

| | LOT COVERAGE: Covered Areas | LOT COVERAGE: Lot Coverage |
|---|---|---|
| SUBTOTAL EXISTING LOT COVERAGE | [illegible] | [illegible] |
| SUBTOTAL APPROVED LOT COVERAGE | [illegible] | [illegible] |
| SUBTOTAL PROPOSED LOT COVERAGE | [illegible] | [illegible] |
| TOTAL LOT COVERAGE (EXISTING + APPROVED + PROPOSED) (COVERED AREAS + 1st FLOOR) | [illegible] | [illegible] |
| TOTAL LOT COVERAGE ALLOWED | | [illegible] |

N

1 / A-100B **OVERALL SITE PARKING PLAN**

Scale: 1 : 840

ENTITLEMENT SUBMISSION

Civil Consultant
SCHWEBKE SHISKIN ASSOCIATES
3240 Corporate Way
Miramar, FL 33025
(954) 435-7010

Structural Engineers
DDA ENGINEERS, PA
4000 SW 14th Court
Plantation, FL 33312
(305) 856-0711

Landscape Consultant
SAVINO MILLER DESIGN STUDIO
11340 NE 6th Ave
Miami Shores, FL 33161
(305) 868-9042

M/E/P Engineers
JLM, INC
1140 Centrepark Boulevard, Suite 360
West Palm Beach, FL 33401
(561) 640-2020

Project
SITE PLAN APPROVAL
CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
ZYSCOVICH
[illegible]

Seal

Reg. No.xxxxxxxx

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[illegible]

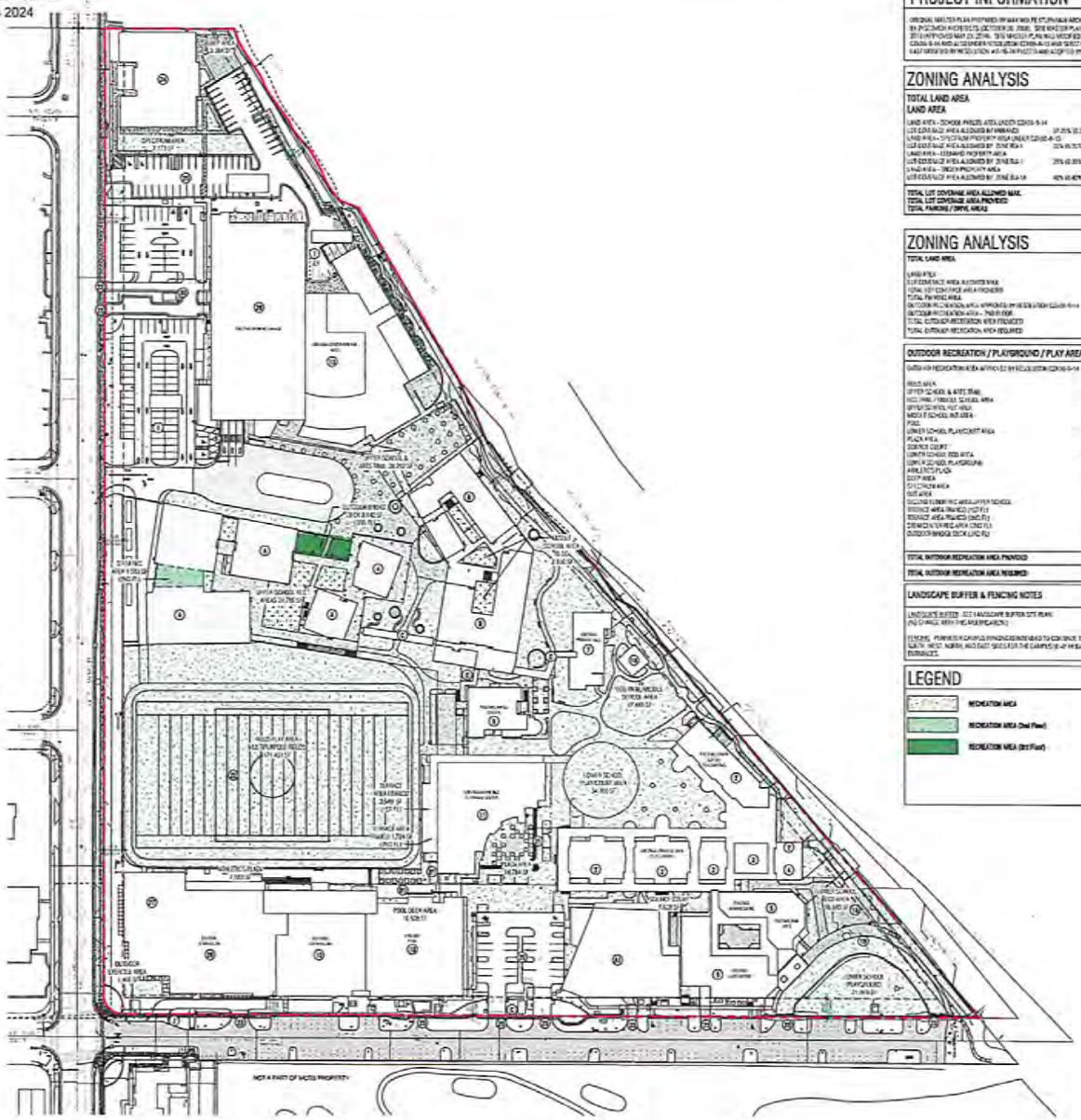
| No. | Date | Issue |
|---|---|---|
| 1 | 03.19.2025 | Revision 1 |
| 2 | 04.29.2025 | Revision 2 |

**OVERALL SITE PARKING PLAN**

2358NUSF | November 15, 2024

**A-100B**

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-270
DATE: DEC 23 2024
BY: ISA



## PROJECT INFORMATION

## ZONING ANALYSIS

| | |
|---|---|
| TOTAL LAND AREA | 18.79 ACRES |
| LAND AREA | 818,866 SF |

## ZONING ANALYSIS

| | |
|---|---|
| TOTAL LAND AREA | 18.79 ACRES |

## OUTDOOR RECREATION / PLAYGROUND / PLAY AREAS

| | |
|---|---|
| TOTAL OUTDOOR RECREATION AREA PROVIDED | 391,213 SF |
| TOTAL OUTDOOR RECREATION AREA REQUIRED | 391,575 SF |

## LANDSCAPE BUFFER & FENCING NOTES

## LEGEND

- RECREATION AREA
- RECREATION AREA (2nd Floor)
- RECREATION AREA (3rd Floor)

## EXISTING FACILITIES

| | EXISTING LOT COVERAGE | | AREAS (SF) |
|---|---|---|---|
| | COVERED AREAS (SF) | LOT COVERAGE (SF) | TOTAL FLOOR |
| (E) LOWER MIDDLE SCHOOL BLDG. | 15,500 SF | 17,400 SF | 31,000 SF |
| (E) LOWER SCHOOL OFFICE | - | 1,900 SF | - |
| (E) CAFETERIA/ MARY CREER BLDG. | 3,480 SF | 12,560 SF | - |
| (E) WILLIAM HALL BLDG. | - | 4,600 SF | - |
| (E) TENNIS COURT, BLDG. & CURTAIN SYSTEM | 80 SF | 4,500 SF | 3,200 SF |
| (E) KITE HOUSE (CENTER) / GYM/PRESCHOOL | 8,200 SF | 28,400 SF | 3,100 SF |
| (E) FRENCH CENTER BLDG. | 3,900 SF | 34,700 SF | 12,300 SF |
| (E) ADMIN. OFFICE | 10,500 SF | - | - |
| (E) SENIOR BUILDING | 4,100 SF | 21,000 SF | 10,500 SF |
| (E) GAZEBO | 2,900 SF | 300 SF | - |
| (E) CAFETERIA | 500 SF | - | - |
| (E) LOWER SCHOOL SHOP 201 | - | - | - |
| (E) STAIR, ENTRANCE (201) | - | - | - |
| (E) TEN CAFE BLDG & Entry | - | - | - |
| (E) ARMETRIC BLDG | - | - | - |
| (E) PLAYGROUNDS | - | - | - |
| (E) EXISTING ACADEMIC CENTER | 400 SF | 12,100 SF | - |
| (E) EXISTING KITCHEN (NEW) | - | - | - |
| (E) GYMNASIUM | - | 27,500 SF | - |
| (E) STAGE AREA | 2,500 SF | 5,000 SF | - |
| (E) COVERED WALKWAY @ GYM | 2,000 SF | - | - |
| (E) CENTER BLDG. + PARKING GARAGE | 200 SF | 32,000 SF | 32,000 SF |
| (E) GUARD HOUSE (ENTRY) | - | 250 SF | - |
| SUBTOTAL: EXISTING LOT COVERAGE TO REMAIN | 84,270 SF (10.29% OF SITE) | 178,965 SF (21.86% OF SITE) | 94,900 SF |
| SUBTOTAL: EXISTING TO BE REMOVED LOT COVERAGE | 9,010 SF (1.10% OF SITE) | 15,521 SF (1.90% OF SITE) | 17,321 SF (2.12% OF SITE) |

## PREVIOUSLY APPROVED FACILITIES

| | LOT COVERAGE | | AREAS (SF) |
|---|---|---|---|
| | COVERED AREAS (SF) | LOT COVERAGE (SF) | TOTAL FLOOR |
| (A) FUTURE NEW EDUCATION BLDG. | 300 SF | 18,500 SF | 18,500 SF |
| (B) FUTURE CONVERTED BUILDING (PREVIOUSLY APPROVED) | 8,000 SF | - | - |
| SUBTOTAL APPROVED LOT COVERAGE | 8,300 SF (APPROVED) | 18,500 SF (APPROVED) | 18,500 SF (APPROVED) |

## PROPOSED FACILITIES

| | LOT COVERAGE | AREAS (SF) | | | | |
|---|---|---|---|---|---|---|
| | LOT COVERAGE (SQ.FT.) | COVERED AREAS (SQ.FT.) | OVER FLOOR (Entry Pavilions) | COVERED AREAS (SQ.FT.) | TOTAL FLOOR (BELOW GRADE) | COVERED AREAS (SQ.FT.) |
| (A) FUTURE NEW UPPER SCHOOL BUILDING | 28,700 SF | 11,700 SF | 23,600 SF | 3,500 SF | 28,700 SF | 6,500 SF |
| (B) FUTURE NEW MIDDLE SCHOOL BUILDING | 16,740 SF | 12,600 SF | 25,600 SF | 250 SF | - | - |
| (C) PROPOSED CANOPIES | | 7,470 SF | | | | |
| SUBTOTAL PROPOSED LOT COVERAGE | 45,440 SF (PROPOSED) | 31,770 SF (PROPOSED) | 49,200 SF (PROPOSED) | 3,750 SF (PROPOSED) | 28,700 SF (PROPOSED) | 6,500 SF (PROPOSED) |

## LOT COVERAGE

| | LOT COVERAGE COVERED AREAS | LOT COVERAGE PERCENT |
|---|---|---|
| SUBTOTAL EXISTING LOT COVERAGE | 84,270 SF | 10.29% |
| SUBTOTAL WITHDRAW LOT COVERAGE | 8,300 SF | 1.01% |
| SUBTOTAL PROPOSED LOT COVERAGE | 31,770 SF | 3.88% |
| TOTAL LOT COVERAGE PROPOSED + APPROVED + PROPOSED COVERED AREAS (- 1st FLOOR) | 97,740 SF | 11.94% |
| TOTAL LOT COVERAGE ALLOWED | | 391,213 SF |

N

1 A-100C OVERALL SITE RECREATTION PLAN
Scale: 1 : 840

ENTITLEMENT SUBMISSION

Structural Engineers
BDA ENGINEERS, PA
4200 NW 74th Court
Miami, FL 33166
(305) 406-0711

Civil Consultant
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Project
SITE PLAN APPROVAL
CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
ZYSCOVICH

Seal

Reg. No.xxxxxxx

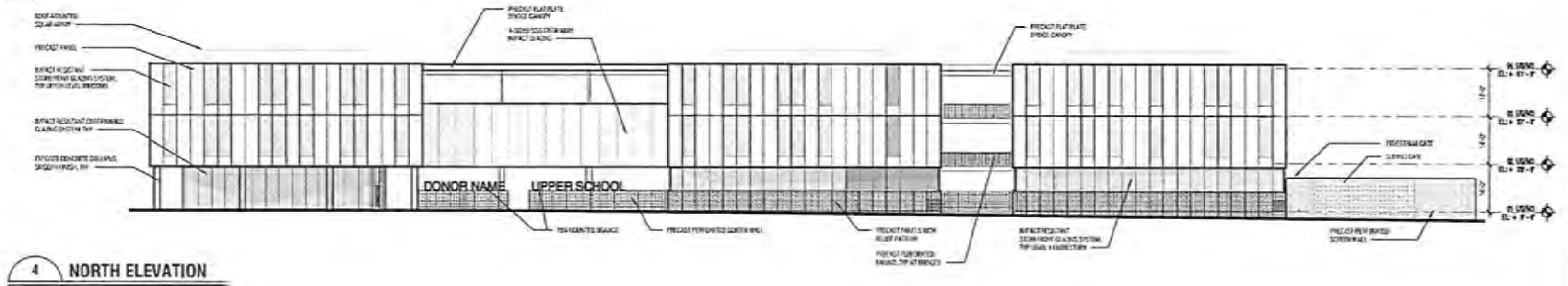
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OVERALL SITE RECREATION PLAN

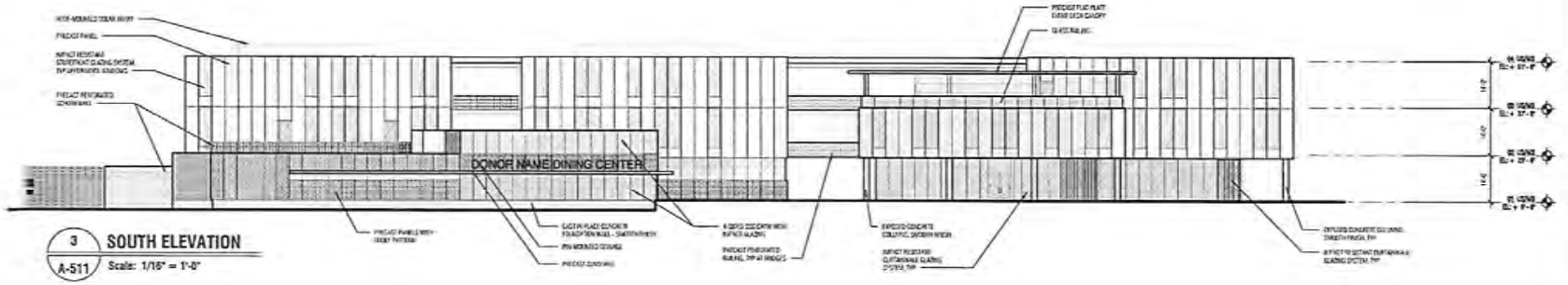
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A-100C

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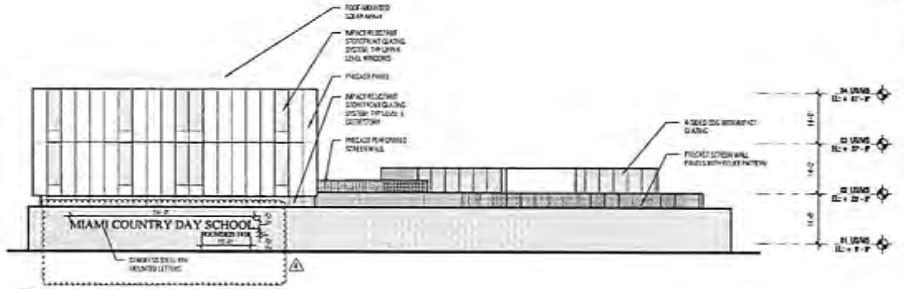

4 NORTH ELEVATION
A-511 Scale: 1/16" = 1'-0"




3 SOUTH ELEVATION
A-511 Scale: 1/16" = 1'-0"



2 EAST ELEVATION
A-511 Scale: 1/16" = 1'-0"




1 WEST ELEVATION
A-511 Scale: 1/16" = 1'-0"

Structural Engineers
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4625 SW 74th Ave
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Civil Consultant
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1428 Brickell Bayview, Suite 800
Miami, FL 33131
(561) 998-2303

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11340 NW 49th Ave
Parkland, FL 33076
(305) 969-0262

Project
SITE PLAN APPROVAL
CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

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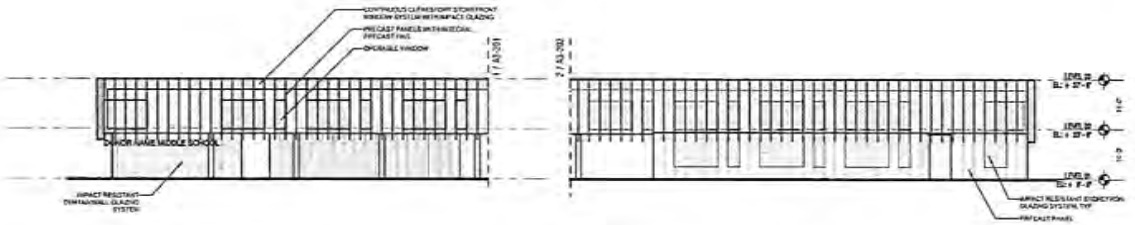
| No. | Date | Note |
|---|---|---|
| 3 | 07.01.2025 | Revision 3 |
| 4 | 07.29.2025 | Revision 4 |

UPPER SCHOOL ELEVATIONS

2358NUSF | November 15, 2024

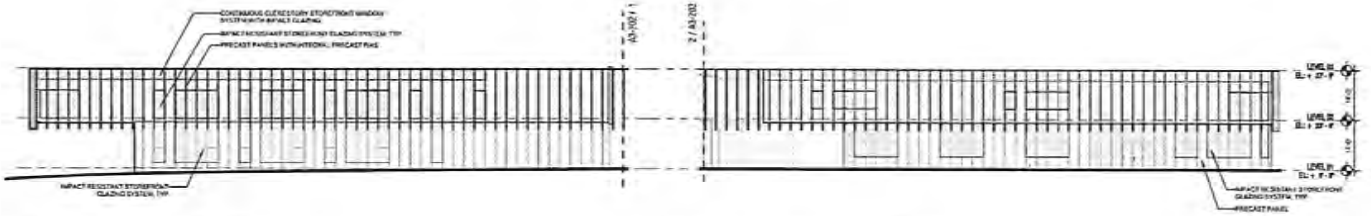
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6 WEST ELEVATION - NORTH
A-521 Scale: 1/16" = 1'-0"

3 WEST ELEVATION - SOUTH
A-521 Scale: 1/16" = 1'-0"

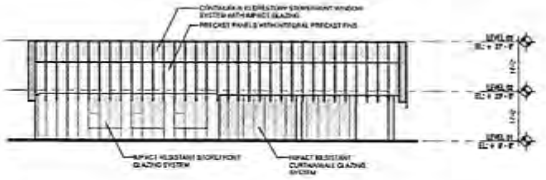


2 EAST ELEVATION - SOUTH
A-521 Scale: 1/16" = 1'-0"

5 EAST ELEVATION - NORTH
A-521 Scale: 1/16" = 1'-0"



4 SOUTH ELEVATION
A-521 Scale: 1/16" = 1'-0"



1 NORTH ELEVATION
A-521 Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

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Project
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CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
ZYSCOVICH

Seal

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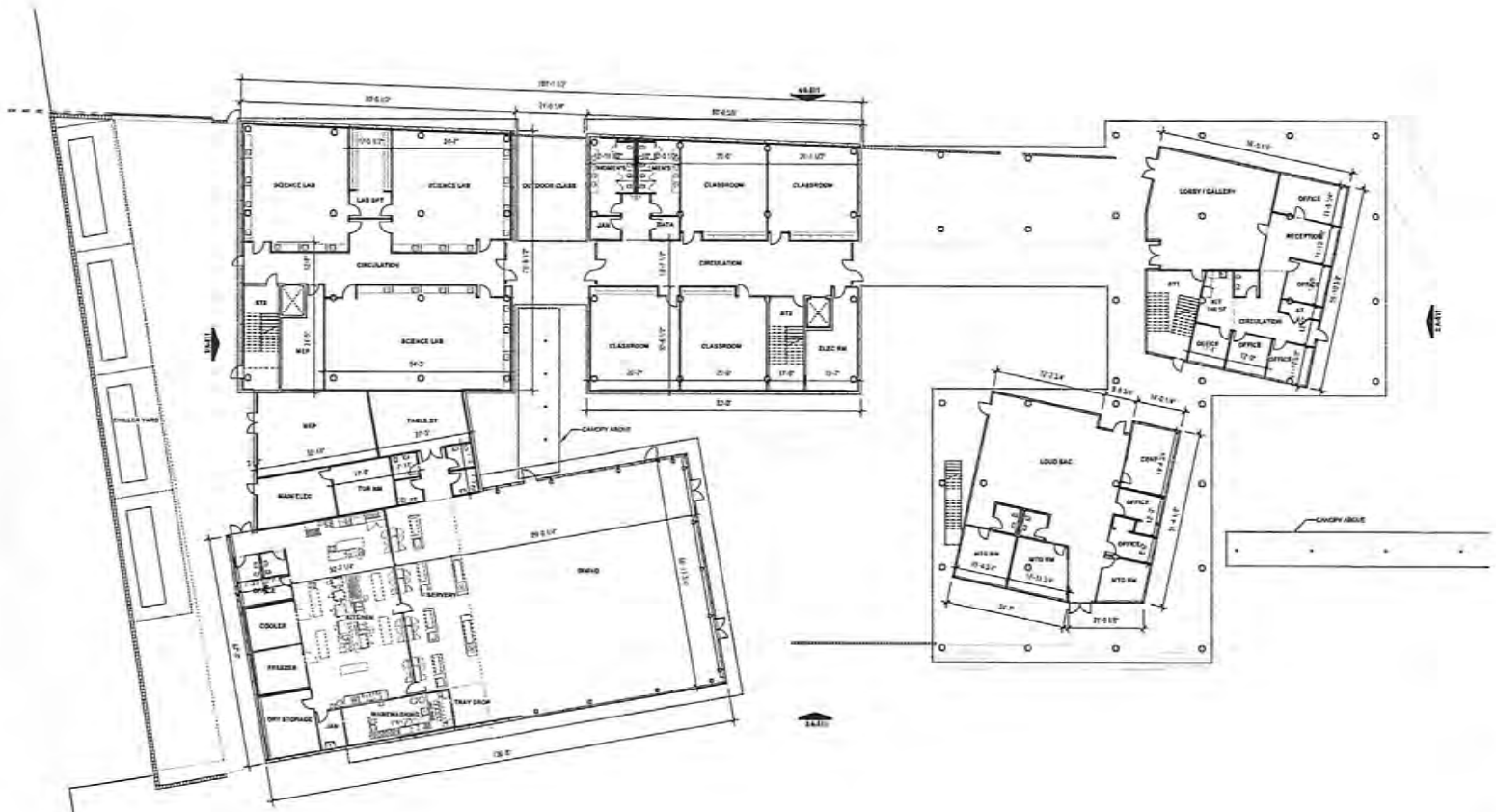
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|---|---|---|

MIDDLE SCHOOL ELEVATIONS

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A-521

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1 A-211 OVERALL FIRST FLOOR UPPER SCHOOL
Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

Civil Consultant
SCHWEBKE SHISKIN ASSOCIATES
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Project
SITE PLAN APPROVAL
CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
ZYSCOVICH
WRT

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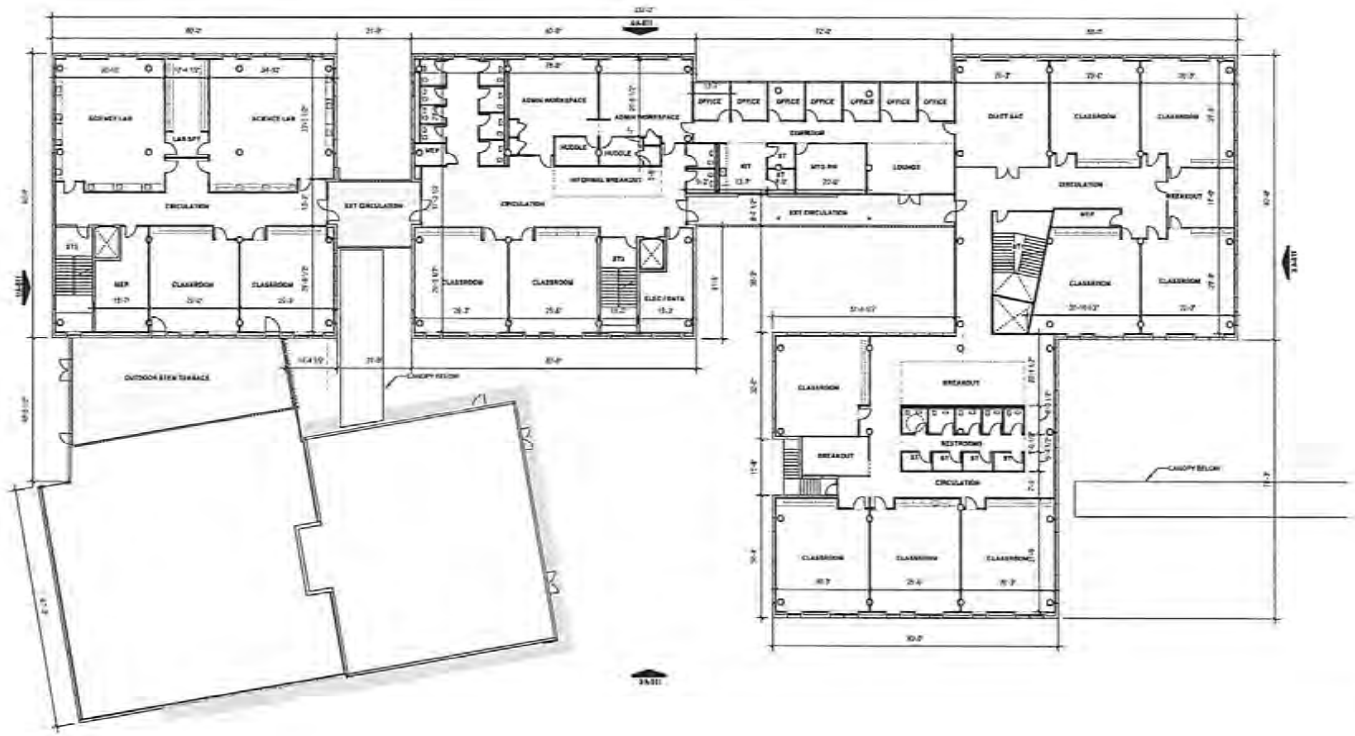
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UPPER SCHOOL
1ST FLOOR PLAN

2358NUSF | November 15, 2024

A-211

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1 / A-212 OVERALL SECOND FLOOR UPPER SCHOOL
Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

Civil Consultant
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Project
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CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
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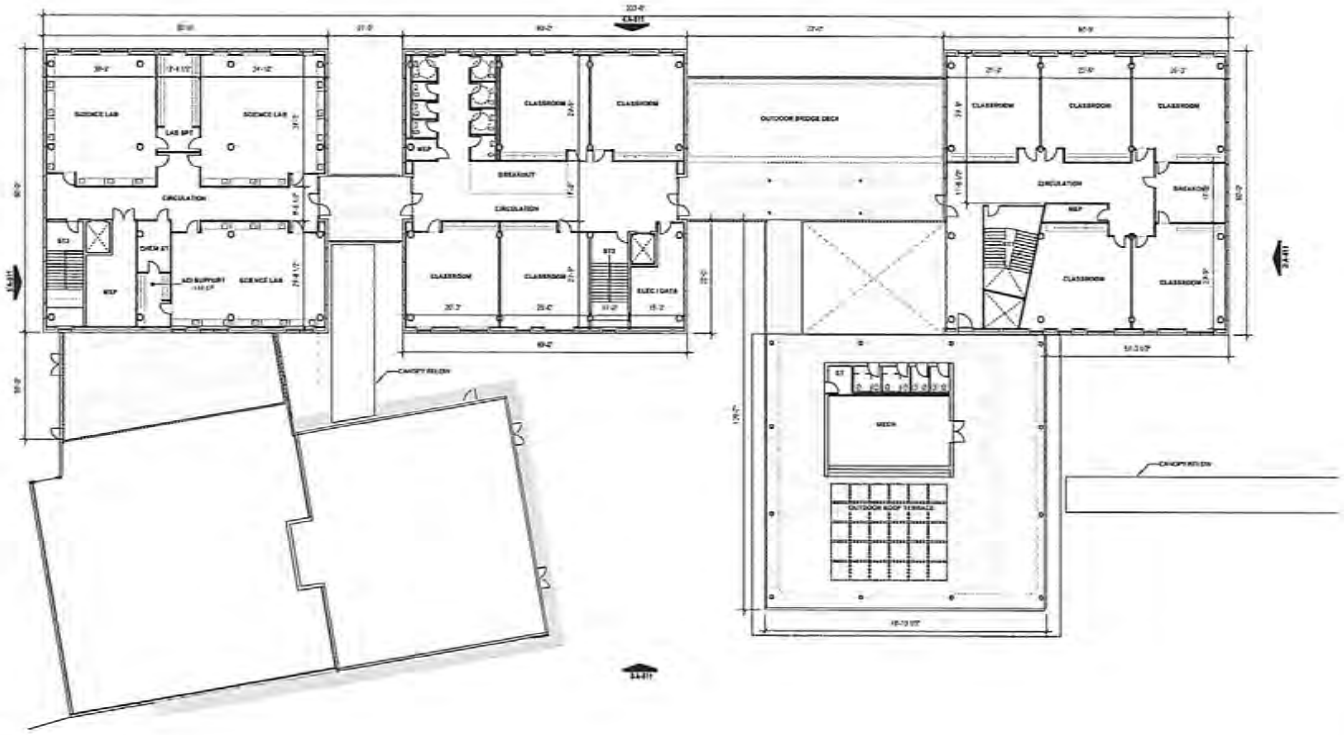
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UPPER SCHOOL
2ND FLOOR PLAN

23588USF | November 15, 2024

A-212

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1 / A-213 OVERAL THIRD FLOOR UPPER SCHOOL
Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

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MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
ZYSCOVICH
WRT

Seal

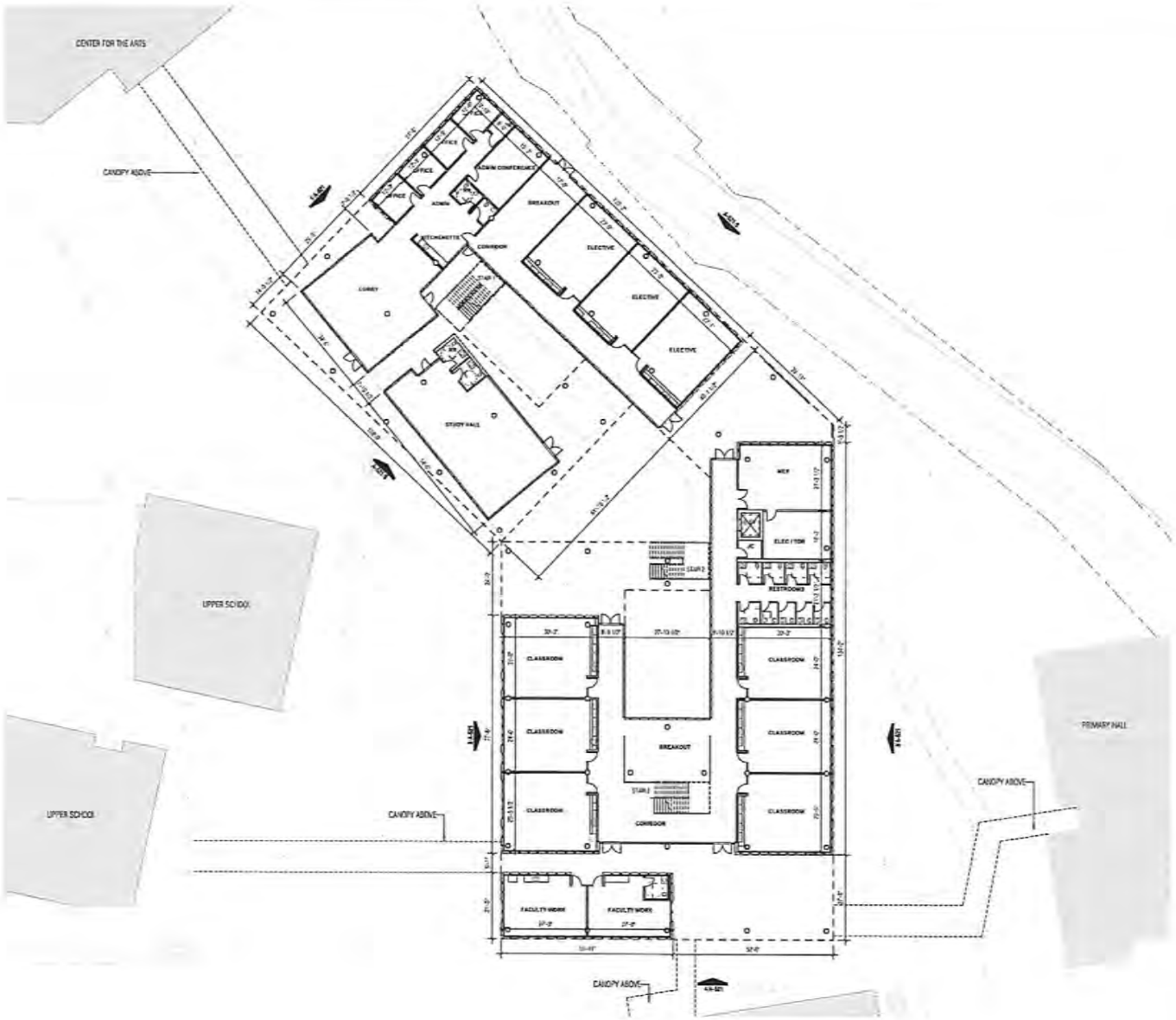
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UPPER SCHOOL
3RD FLOOR PLAN

2358NUSF | November 15, 2024

A-213

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PROCESS NO.: Z24-270
DATE: APR 9 2025
BY: ISA




1 A-221 OVERALL FIRST FLOOR MIDDLE SCHOOL
Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

Structural Engineers
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4899 SW 74th Court
Miami, FL 33155
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Project
SITE PLAN APPROVAL
CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
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Architects
ZYSCOVICH
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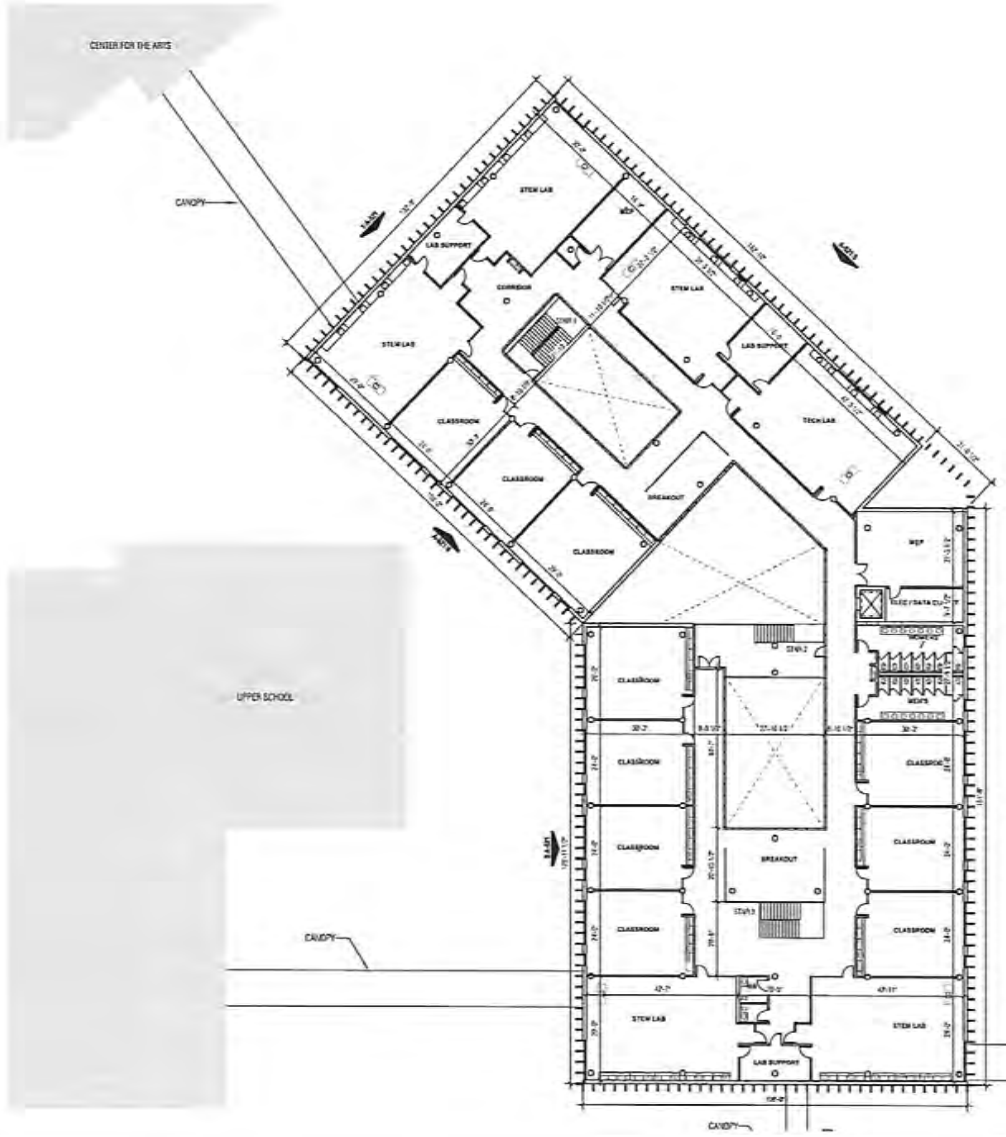
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MIDDLE SCHOOL
1ST FLOOR PLAN

2358NUSF | November 15, 2024

A-221

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PROCESS NO.: Z24-270
DATE: APR 9 2025
BY: ISA




1 A-222 OVERALL SECOND FLOOR MIDDLE SCHOOL
Scale: 1/16" = 1'-0"

ENTITLEMENT SUBMISSION

Structural Engineers
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Miami, FL 33166
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Project
SITE PLAN APPROVAL
CAMPUS PLAN MASTER PLAN
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
ZYSCOVICH
WRT

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MIDDLE SCHOOL
2ND FLOOR PLAN

235BRUSF | November 15, 2024

A-222

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### SITE GENERAL NOTES

1. All work and material shall comply with the current edition of the Florida Building Code, and all other applicable codes.
2. The Contractor shall acquaint himself with the existing conditions of the site prior to construction.
3. Contractor to verify all dimensions and conditions before proceeding with work. Any discrepancies between existing conditions, improvements shown on the drawings and specifications, etc. should be identified and communicated in writing for resolution by the Owner, before work commences. Written dimensions govern over plan scales or unwritten dimensions. DO NOT SCALE DRAWINGS.
4. Coordinate all work with all subcontractors for verification of locations and dimensions of all work requirements to avoid interference with progress of construction.
5. The Landscape Architect is not responsible or liable for the integrity or correctness of the existing conditions and its components. Project is based on plans and surveys provided by the Owner.
6. The Contractor will secure and close all existing and new openings at the site perimeter at the end of each day's work.
7. The contractor will provide adequate protection to all existing work, furnishings and fixtures that are to be retained so that they will not be damaged. Any on-site existing trees or palms specified for preservation or transplanting which are damaged or destroyed shall be replaced by GC.
8. Contractor to verify existing grades shown on the survey to coordinate work shown on the drawings.
9. All existing planting and other site features identified to remain or be preserved shall be properly protected during the construction process, including plant canopy and root zones. Additionally, existing planting to be retained shall be watered regularly in case of drought conditions or if plants indicate they are being stressed due to lack of water.
10. All workmanship of Contractor shall be neat, clean, true, and correct.
11. All existing utilities (plumbing, gas, electrical) not reused shall be properly removed, capped and/or sealed.
12. Contractor shall obtain written approval for substitutions made in specified equipment, planting, materials and colors.
13. All materials shall be new and shall bear Underwriters and Union labels where applicable.
14. Submit shop drawings for Owner's approval of all items requiring fabrication. Do not fabricate until approved.
15. Contractor is responsible to secure all construction materials stored at the job site.
16. Storage of material: Contractor shall obtain owner approval for storing materials on the job site during construction.
17. Insurance: Contractor shall keep full liability and workmen's compensation insurance for the project at all times during the progress of work.
18. The Landscape Architect shall not have control of, charge of, and shall not be responsible for; construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any item to carry out the work in accordance with the contract documents.
19. Testing of material: All the required tests shall be performed at the expense of the contractor and by an approved testing laboratory. The test results are to be submitted to the engineer.
20. Trash: Contractor to remove all dust, trash, debris resulting from construction from the premises and restore the premises to a clean condition.

### HARDSCAPE GENERAL NOTES

1. The Owner's Engineer will be responsible for insuring the structural integrity and compliance with all local codes for all elements designed on this sheet.
2. See Civil Drawings for all exterior finished grades at curbing, streets, driveways, utilities, and drainage structures. Architect and Structural Engineer shall control all elevations and finished floors of structures. Spot grades shown are for communicating design intent and shall be coordinated with the prime consultant. Contractor to notify the Landscape Architect and prime consultant of any noted discrepancy in writing prior to execution of related work.
3. Contractor shall verify all dimensions and elevations on site prior to beginning construction, and any discrepancies shall be brought to the immediate attention of the Owner and Landscape Architect.
4. Contractor shall stake the layout plan (or remain a registered surveyor, if required) in the field and have such staking approved by the Owner and Landscape Architect prior to proceeding with construction. The building contractor shall report all layout discrepancies immediately to the Owner and Landscape Architect for direction.
5. Contractor is responsible for location and protection of all existing underground and aboveground utilities, asphalt, curbs, walks, above ground structures and vegetation as noted on the landscape plans.
6. All dimensions are to face of curb unless otherwise noted.
7. All planters are flush to paving surface unless otherwise noted.
8. All Planter dimensions indicate open planting zone, and do not include structural planter walls.
9. All angles are 90 degrees unless otherwise noted.
10. All subbase and compacted Limerock requirements shall be per Miami Dade County Requirements.
11. Sample paving panels: At a location to be approved by the Landscape Architect, the Contractor shall construct a sample panel no less than 8' x 8' and large enough to demonstrate proposed material construction and finishes for the final installation. For concrete accurate color, the quantity of colored concrete mixed should not be less than one-third of the capacity of the mixing drum and should always be in full yard increments. For unit paving, the panels shall demonstrate the patterns, as shown in the drawings, and at least one sample panel shall be created for each type of paving pattern or custom stone work installation detail.

### LANDSCAPE GENERAL NOTES

1. All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No.1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (2nd Ed., 1963) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.
2. All shrubs and groundcovers shall be guaranteed for 6 months from date of final acceptance. All trees and palms shall be guaranteed for one year from date of final acceptance. The Contractor shall be responsible to remove all the failing plant materials and replace them with the same kind and size material as specified in the plant list, with the same guarantees as initial planting.
3. Contractor shall familiarize himself with the limits of work and existing conditions and verify all information. Where discrepancies with quantities and/or species differ between the planting plan(s) and the plant list, the contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed. No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
4. Any substitution in size and/or plant material must be approved by the Landscape Architect in writing. All plants will be subject to approval by the Landscape Architect and/or owner's representative before planting can begin. Contractor shall submit color photos of all plant materials for review & approval by Landscape Architect.
5. All biodegradable burlap shall be untied and pulled down on the ball. Wire baskets and other non-biodegradable material attached to plants shall be removed prior to planting. Care shall be taken not to break or disturb rootball of plants.
6. All plants shall be watered immediately after planting.
7. Planting soil shall be weed-free, and consist of 70% clean, coarse, sharp, FDOT #3 coarse silica sand (alternate: Cotona Sand ) and 30% Everglades muck mixed with the approved, native, soil in a ONE-ONE (1:1) ratio of planting soil.

| FDOT #3 particle size distribution | |
|---|---|
| Screen Size | % |
| #10/0.16 mm | 5 |
| #35/.85 mm | 51 |
| #60/.30 mm | 87 |
| #100/.15 mm | 98 |
| #200/.075 mm | 99 |
| FM | 2.42 |

8. All planting beds to be weed and grass free. Contractor shall apply herbicide or soil as recommended by manufacturer.
9. Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities and other obstructions and coordinate with owner's representative in writing prior to initiating operations.
10. Landscape Contractor shall locate and verify all underground utilities and obtain As-Built information prior to digging. Drawings were prepared according to the best information available at the time. Contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed with any discrepancies.
11. All trees and palms shall be staked as shown in the plans. No nail staking permitted.
12. Typically, shrub and groundcover plantings are shown as mass planting beds. Plants shall be placed on a triangular spacing configuration (staggered spacing). Plant center to center dimensions (O.C.) are listed on the plant list.
13. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications.
14. All trees shall be fertilized at installation with "Agriform Pills", 21 gram size, with a 20-10-5 formulation, (or approved equal), according to manufacturer's recommendations.
15. All palms and other plants shall be fertilized at installation with Florida Atlantic East Coast Fertilizer "Palm Special" 8-2-12 time-release fertilizer (with slow release sulphur) according to manufacturer's recommendations, unless otherwise approved by the Landscape Architect.
16. Cover all planting beds with a minimum of 3" layer of shredded Melaleuca, or Eucalyptus mulch, Grade B. Do not use Cypress Mulch.
17. Where quantities and/or species differ between the planting plan(s) and the plant list, the plan(s) shall govern.
18. A fully automatic, zoned irrigation system, equipped with an approved rain sensor and providing 100% coverage of planted areas with minimum 50% overlap, shall be installed by the Contractor. Adjust irrigation nozzle spray to avoid overspray onto adjacent sidewalks, asphalt paving, and properties.
19. Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be easily visible and sturdily constructed. No heavy equipment or materials shall be stored within the drip line of protected trees. Any trees or palms designated to remain on-site which the City determines to have been damaged during construction shall promptly be replaced with plants of equivalent size and value as required at no cost to the City.
20. General Contractor shall submit photos to Landscape Architect for approval for all plant material 3 gallons or larger unless otherwise specified.
21. Less all branches 4" or greater due to transport and wildlife are the responsibility of the GC and grounds for immediate rejection by Landscape Architect.
22. All plans with reference to outdoor improvements, such as Civil, MEP, Structural etc. shall be provided to the Landscape Architect in CAD format for review a minimum of 2 weeks before final Construction Document submission for bidding.
23. Remove all nursery stakes, supports, brackets, tape and hoists at time of planting.
24. Keep mulch 3"-4" away from trunk.
25. Remove container and cut circling roots if container- grown, or as much burlap as possible if field grown.



LANDSCAPE LEGEND (10% Reforestation is required to be permanently offset in the plans)

Zoning District: BU-1 — Net Lot Area: 16.8 ___ acres — 9.18 Ac. square feet

OPEN SPACE — REQUIRED — PROVIDED

A. Square feet of open space required by Chapter 33, or ballasted on the plans: Net lot area = 9.18 Ac (square feet) x 25% = 104,717 square feet — 204,717 — 454,197

B. Square feet of parking lot open space required by Chapter 33%, or ballasted on the plans: The number of parking spaces 342 x 10 square feet per parking space = 3,420 — 121,296

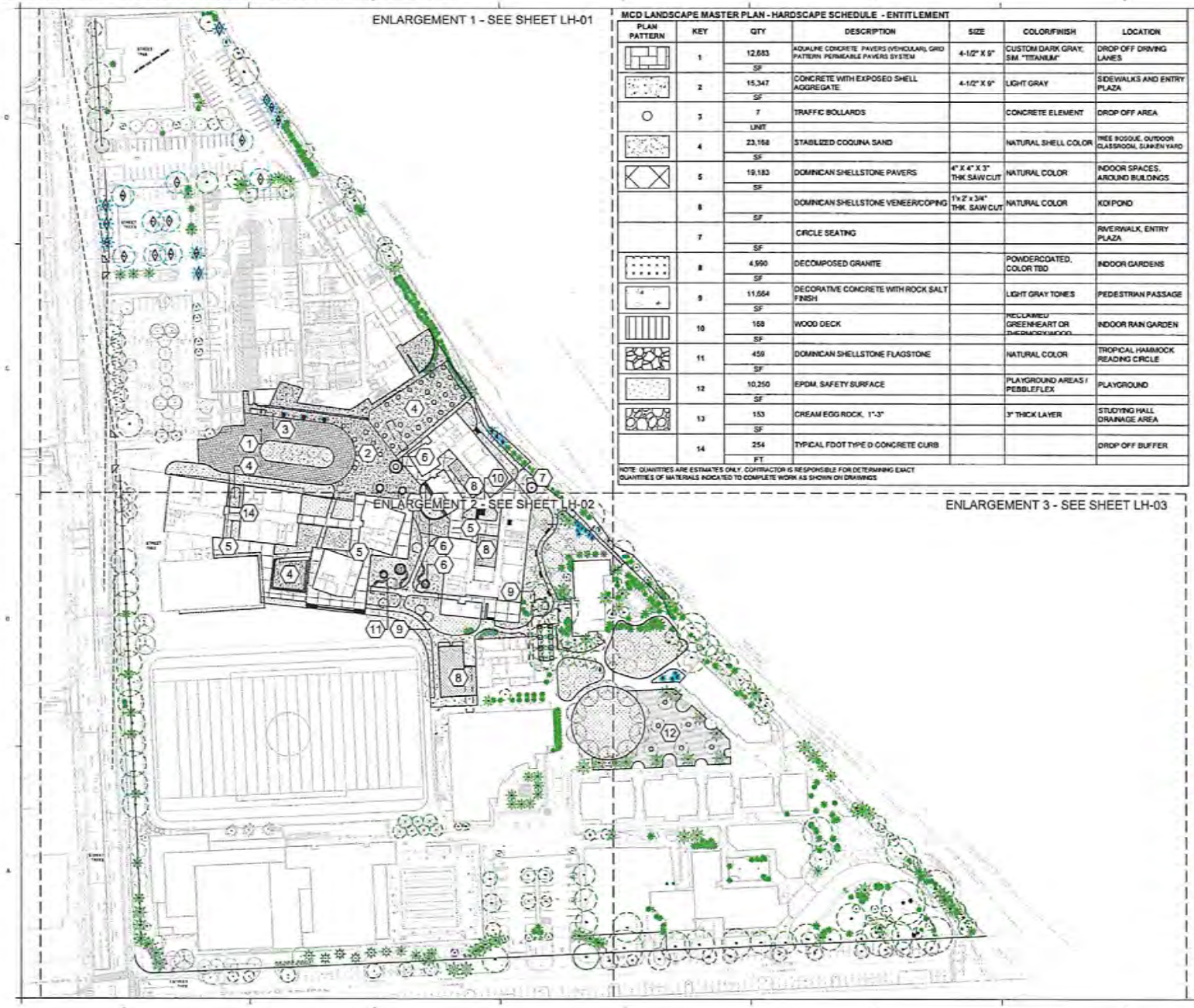
C. Total square feet of landscaped open space required in Chapter 33 = A + B = 125,137 — 337,317

LOT AREA CALCULATIONS

A. Total square feet of landscaped open space required by Chapter 33 = 125,137

B. Maximum lawn area (sq. turf, turf, turf,

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA




**MCD LANDSCAPE MASTER PLAN - HARDSCAPE SCHEDULE - ENTITLEMENT**

| PLAN PATTERN | KEY | QTY | DESCRIPTION | SIZE | COLOR/FINISH | LOCATION |
|---|---|---|---|---|---|---|
| | 1 | 12,683 SF | AQUALINE CONCRETE PAVERS (VEHICULAR), GRID PATTERN PERMEABLE PAVERS SYSTEM | 4-1/2" X 9" | CUSTOM DARK GRAY, SIM. "TITANIUM" | DROP OFF DRIVING LANES |
| | 2 | 15,347 SF | CONCRETE WITH EXPOSED SHELL AGGREGATE | 4-1/2" X 9" | LIGHT GRAY | SIDEWALKS AND ENTRY PLAZA |
| | 3 | 7 UNIT | TRAFFIC BOLLARDS | | CONCRETE ELEMENT | DROP OFF AREA |
| | 4 | 23,158 SF | STABILIZED COQUINA SAND | | NATURAL SHELL COLOR | TREE BOSQUE, OUTDOOR CLASSROOM, SUNKEN YARD |
| | 5 | 19,183 SF | DOMINICAN SHELLSTONE PAVERS | 4" X 4" X 3" THK SAW CUT | NATURAL COLOR | INDOOR SPACES, AROUND BUILDINGS |
| | 6 | SF | DOMINICAN SHELLSTONE VENEER/COPING | 1'x 2' x 3/4" THK. SAW CUT | NATURAL COLOR | KOI POND |
| | 7 | SF | CIRCLE SEATING | | | RIVERWALK, ENTRY PLAZA |
| | 8 | 4,590 SF | DECOMPOSED GRANITE | | POWDERCOATED, COLOR TBD | INDOOR GARDENS |
| | 9 | 11,664 SF | DECORATIVE CONCRETE WITH ROCK SALT FINISH | | LIGHT GRAY TONES | PEDESTRIAN PASSAGE |
| | 10 | 168 SF | WOOD DECK | | RECLAIMED GREENHEART OR THERMOWOOD | INDOOR RAIN GARDEN |
| | 11 | 459 SF | DOMINICAN SHELLSTONE FLAGSTONE | | NATURAL COLOR | TROPICAL HAMMOCK READING CIRCLE |
| | 12 | 10,250 SF | EPDM, SAFETY SURFACE | | PLAYGROUND AREAS / PEBBLEFLEX | PLAYGROUND |
| | 13 | 153 SF | CREAM EGG ROCK, 1"-3" | | 3" THICK LAYER | STUDYING HALL DRAINAGE AREA |
| | 14 | 254 FT | TYPICAL FDOT TYPE D CONCRETE CURB | | | DROP OFF BUFFER |

NOTE: QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT QUANTITIES OF MATERIALS INDICATED TO COMPLETE WORK AS SHOWN ON DRAWINGS.


STABILIZED COQUINA SAND


CONCRETE WITH EXPOSED SHELL AGGREGATE


AQUALINE VEHICULAR PAVERS


DECOMPOSED GRANITE


DOMINICAN SHELL STONE TILES


WOOD DECK


CREAM EGG ROCK

SCALE: 1" = 60'-0"

N

**ENTITLEMENT SUBMISSION**

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Seal
BARRY R. MILLER
LIC. # LA0000660

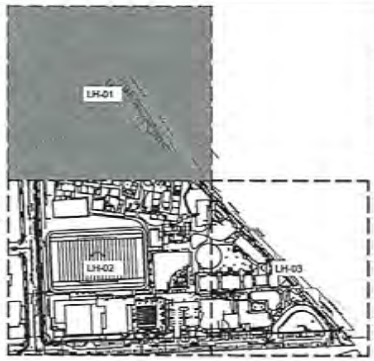
HARDSCAPE PLAN

2358/USF | December 6, 2024

LH-00

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA




**MCD LANDSCAPE MASTER PLAN - HARDSCAPE SCHEDULE - ENTITLEMENT**

| PLAN PATTERN | KEY | QTY | DESCRIPTION |
|---|---|---|---|
| | 1 | 12,583 SF | AQUAINE CONCRETE PAVERS (CIRCULAR) AND PATTERN PERMEABLE PAVERS SYSTEM |
| | 2 | 15,347 SF | CONCRETE WITH EXPOSED SHELL AGGREGATE |
| | 3 | 7 UNIT | TRAFFIC BOLLARDS |
| | 4 | 23,108 SF | STABILIZED COQUINA SAND |
| | 5 | 19,183 SF | DOMINICAN SHELLSTONE PAVERS |
| | 6 | SF | DOMINICAN SHELLSTONE VENEER/COPING |
| | 7 | SF | CIRCLE SEATING |
| | 8 | 4,990 SF | DECOMPOSED GRANITE |
| | 9 | 11,864 SF | DECORATIVE CONCRETE WITH ROCK SALT FINISH |
| | 10 | 188 SF | WOOD DECK |
| | 11 | 458 SF | DOMINICAN SHELLSTONE FLAGSTONE |
| | 12 | 10,250 SF | EPDM, SAFETY SURFACE |
| | 13 | 153 SF | CREAM EGG ROCK, 1'-3" |
| | 14 | 254 FT | TYPICAL FDOT TYPE D CONCRETE CURB |

NOTE: QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT QUANTITIES OF MATERIALS INDICATED TO COMPLETE WORK AS SHOWN ON DRAWINGS.

SCALE: 1" = 30'-0"

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Landscape Consultant
savinomiller

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Florida Corporation Certificate of Authority #AAC001811

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305.372.0022

Seal
BARRY R. MILLER
LIC. # LA0001666

| No. | Date | Note |
|---|---|---|
| 1 | 6 MAY 2025 | ENTITLEMENT RESUBMISSION |

HARDSCAPE PLAN ENLARGEMENT 01

2358NUSF | December 6, 2024

LH-01




| PLAN PATTERN | KEY | QTY | DESCRIPTION |
|---|---|---|---|
| | 1 | 12,583 SF | ASPHALT CONCRETE PAVERS (DECORATIVE PATTERN) PERVIOUS PAVERS SYSTEM |
| | 2 | 18,347 SF | CONCRETE WITH EXPOSED SHELL AGGREGATE |
| | 3 | 7 UNIT | TRAFFIC BOLLARDS |
| | 4 | 23,168 SF | STABILIZED COQUINA SAND |
| | 5 | 18,183 SF | DOMINICAN SHELLSTONE PAVERS |
| | 6 | SF | DOMINICAN SHELLSTONE VENEER COPING |
| | 7 | SF | CIRCLE SEATING |
| | 8 | 4,995 SF | DECOMPOSED GRANITE |
| | 9 | 11,884 SF | DECORATIVE CONCRETE WITH ROCK SALT FINISH |
| | 10 | SF | WOOD DECK |
| | 11 | 458 SF | DOMINICAN SHELLSTONE LANDSTONE |
| | 12 | 10,220 SF | EPOXY SAFETY SURFACE |
| | 13 | 153 SF | CREAM EGG ROCK, 1'-7" |
| | 14 | 334 FT | TYPICAL FOOTTYPE D CONCRETE CURB |

MCO LANDSCAPE MASTER PLAN - HARDSCAPE SCHEDULE - ENTITLEMENT

CONTRACTOR TO VERIFY ALL QUANTITIES AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY IMMEDIATELY TO LANDSCAPE ARCHITECT. DRAWINGS NOT TO BE SCALED. CONTRACTOR TO COMPLETE ALL WORK AS SHOWN OR REASONABLY INFERRED.

SCALE: 1" = 30'-0"

## ENTITLEMENT SUBMISSION

HARDSCAPE PLAN ENLARGEMENT 02

LH-02

2358/BSF

December 6, 2024

| No. | Date | Issue/Description/Revision |
|---|---|---|
| 1 | 12.06.24 | ENTITLEMENT SUBMISSION |

Seal

BARRY R. MILLER
LIC. # LA0000666

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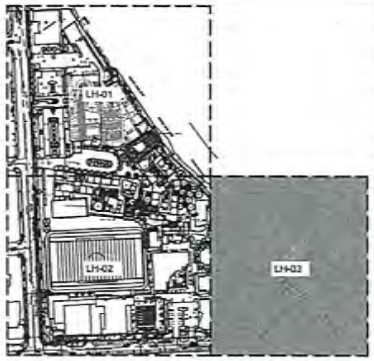
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savinomiller

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA




**MCD LANDSCAPE MASTER PLAN - HARDSCAPE SCHEDULE - ENTITLEMENT**

| PLAN PATTERN | KEY | QTY | DESCRIPTION |
|---|---|---|---|
| | 1 | 12,583 SF | AQUALINE CONCRETE PAVERS (VEHICULAR) AND PATTERN PERMEABLE PAVERS SYSTEM |
| | 2 | 18,347 SF | CONCRETE WITH EXPOSED SHELL AGGREGATE |
| | 3 | 7 UNIT | TRAFFIC BOLLARDS |
| | 4 | 23,168 SF | STABILIZED COQUINA SAND |
| | 5 | 19,183 SF | DOMINICAN SHELLSTONE PAVERS |
| | 6 | SF | DOMINICAN SHELLSTONE VENEER COPING |
| | 7 | SF | CIRCLE SEATING |
| | 8 | 4,990 SF | DECOMPOSED GRANITE |
| | 9 | 11,664 SF | DECORATIVE CONCRETE WITH ROCK SALT FINISH |
| | 10 | 168 SF | WOOD DECK |
| | 11 | 459 SF | DOMINICAN SHELLSTONE FLAGSTONE |
| | 12 | 10,250 SF | EPDM, SAFETY SURFACE |
| | 13 | 153 SF | CREAM EGG ROCK, 1'-3" |
| | 14 | 254 FT | TYPICAL FDOT TYPE D CONCRETE CURB |

NOTE: QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT QUANTITIES OF MATERIALS INDICATED TO COMPLETE WORK AS SHOWN ON DRAWINGS

SCALE: 1" = 30'-0"

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BARRY R. KELLER
LIC. # LA0001068

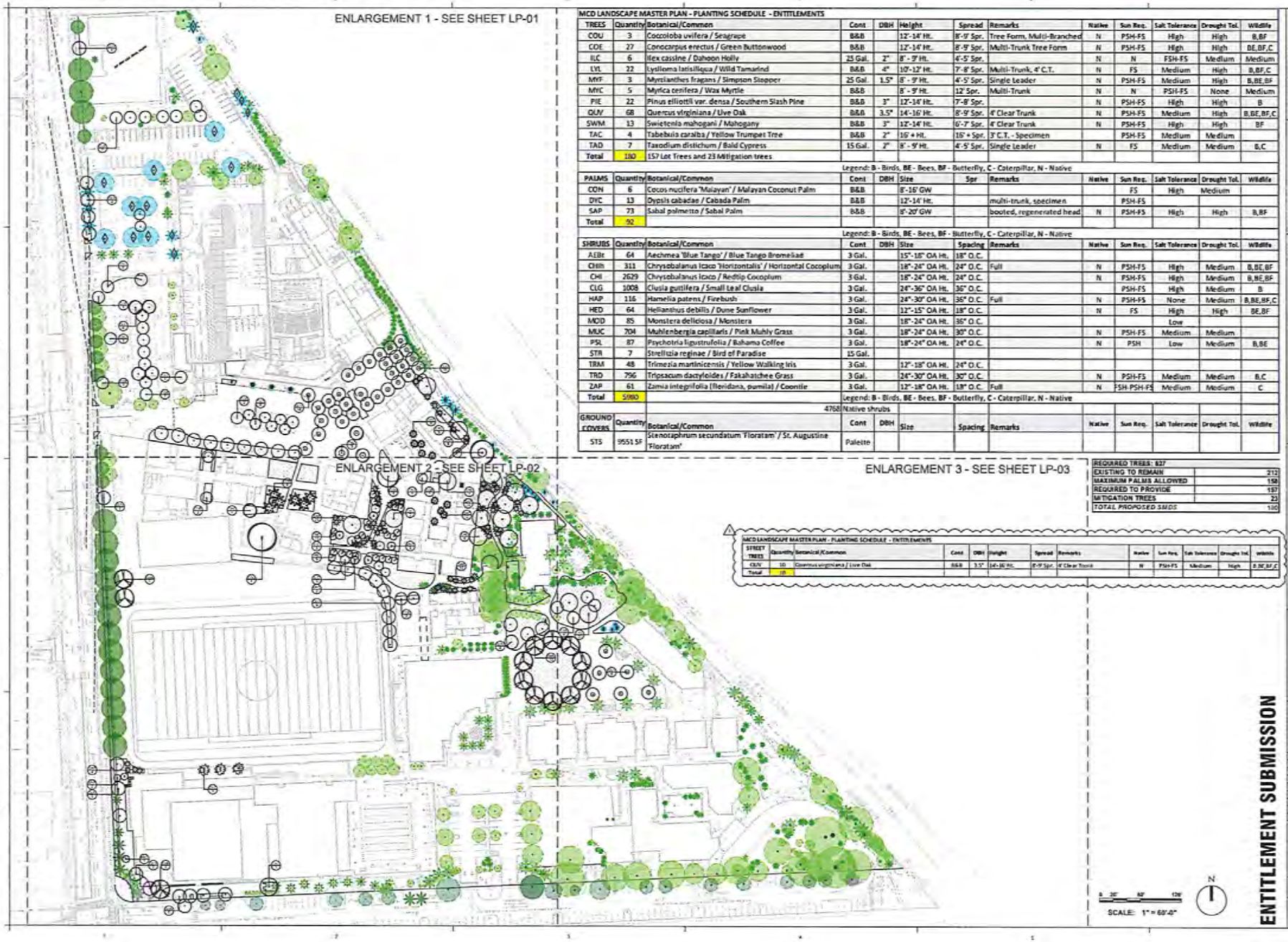
| # | By | Date | Note |
|---|---|---|---|
| 1 | | 06 DEC 2024 | ENTITLEMENT RESUBMISSION |

HARDSCAPE PLAN
ENLARGEMENT 03

2358/NUSF | December 6, 2024

LH-03

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA




**MCD LANDSCAPE MASTER PLAN - PLANTING SCHEDULE - ENTITLEMENTS**

| TREES | Quantity | Botanical/Common | Cont | DBH | Height | Spread | Remarks | Native | Sun Req. | Salt Tolerance | Drought Tol. | Wildlife |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| COU | 3 | Coccoloba uvifera / Seagrape | B&B | | 12'-14' Ht. | 8'-9' Spr. | Tree Form, Multi-Branched | N | PSH-FS | High | High | B,BF |
| CDE | 27 | Conocarpus erectus / Green Buttonwood | B&B | | 12'-14' Ht. | 8'-9' Spr. | Multi-Trunk Tree Form | N | PSH-FS | High | High | BE,BF,C |
| ILC | 6 | Ilex cassine / Dahoon Holly | 25 Gal. | 2" | 8' - 9' Ht. | 4'-5' Spr. | | N | N | FSH-FS | Medium | Medium |
| LYL | 22 | Lysiloma latisiliqua / Wild Tamarind | B&B | 4" | 10'-12' Ht. | 7'-8' Spr. | Multi-Trunk, 4' C.T. | N | FS | Medium | High | B,BF,C |
| MYF | 3 | Myrcianthes fragans / Simpson Stopper | 25 Gal. | 1.5" | 8' - 9' Ht. | 4'-5' Spr. | Single Leader | N | PSH-FS | Medium | High | B,BE,BF |
| MYC | 5 | Myrica cerifera / Wax Myrtle | B&B | | 8' - 9' Ht. | 12' Spr. | Multi-Trunk | N | N | PSH-FS | None | Medium |
| PIE | 22 | Pinus elliottii var. densa / Southern Slash Pine | B&B | 3" | 12'-14' Ht. | 7'-8' Spr. | | N | PSH-FS | High | High | B |
| QUV | 68 | Quercus virginiana / Live Oak | B&B | 3.5" | 14'-16' Ht. | 8'-9' Spr. | 4' Clear Trunk | N | PSH-FS | Medium | High | B,BE,BF,C |
| SWM | 13 | Swietenia mahogani / Mahogany | B&B | 3" | 12'-14' Ht. | 6'-7' Spr. | 4' Clear Trunk | N | PSH-FS | High | High | BF |
| TAC | 4 | Tabebuia caraiba / Yellow Trumpet Tree | B&B | 2" | 16' + Ht. | 16' + Spr. | 3' C.T. - Specimen | | PSH-FS | Medium | Medium | |
| TAD | 7 | Taxodium distichum / Bald Cypress | 15 Gal. | 2" | 8' - 9' Ht. | 4'-5' Spr. | Single Leader | N | FS | Medium | Medium | B,C |
| Total | 180 | 157 Lot Trees and 23 Mitigation trees | | | | | | | | | | |

Legend: B - Birds, BE - Bees, BF - Butterfly, C - Caterpillar, N - Native

| PALMS | Quantity | Botanical/Common | Cont | DBH | Size | Spr | Remarks | Native | Sun Req. | Salt Tolerance | Drought Tol. | Wildlife |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CON | 6 | Cocos nucifera 'Malayan' / Malayan Coconut Palm | B&B | | 8'-16' GW | | | | FS | High | Medium | |
| DYC | 13 | Dypsis cabadae / Cabada Palm | B&B | | 12'-14' Ht. | | multi-trunk, specimen | | PSH-FS | | | |
| SAP | 73 | Sabal palmetto / Sabal Palm | B&B | | 8'-20' GW | | booted, regenerated head | N | PSH-FS | High | High | B,BF |
| Total | 92 | | | | | | | | | | | |

Legend: B - Birds, BE - Bees, BF - Butterfly, C - Caterpillar, N - Native

| SHRUBS | Quantity | Botanical/Common | Cont | DBH | Size | Spacing | Remarks | Native | Sun Req. | Salt Tolerance | Drought Tol. | Wildlife |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| AEBt | 64 | Aechmea 'Blue Tango' / Blue Tango Bromeliad | 3 Gal. | | 15"-18" OA Ht. | 18" O.C. | | | | | | |
| CHIh | 311 | Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum | 3 Gal. | | 18"-24" OA Ht. | 24" O.C. | Full | N | PSH-FS | High | Medium | B,BE,BF |
| CHI | 2629 | Chrysobalanus icaco / Redtip Cocoplum | 3 Gal. | | 18"-24" OA Ht. | 24" O.C. | | N | PSH-FS | High | Medium | B,BE,BF |
| CLG | 1008 | Clusia guttifera / Small Leaf Clusia | 3 Gal. | | 24"-36" OA Ht. | 36" O.C. | | | PSH-FS | High | Medium | B |
| HAP | 116 | Hamelia patens / Firebush | 3 Gal. | | 24"-30" OA Ht. | 36" O.C. | Full | N | PSH-FS | None | Medium | B,BE,BF,C |
| HED | 64 | Helianthus debilis / Dune Sunflower | 3 Gal. | | 12"-15" OA Ht. | 18" O.C. | | N | FS | High | High | BE,BF |
| MOD | 85 | Monstera deliciosa / Monstera | 3 Gal. | | 18"-24" OA Ht. | 36" O.C. | | | | Low | | |
| MUC | 704 | Muhlenbergia capillaris / Pink Muhly Grass | 3 Gal. | | 18"-24" OA Ht. | 30" O.C. | | N | PSH-FS | Medium | Medium | |
| PSL | 87 | Psychotria ligustrufolia / Bahama Coffee | 3 Gal. | | 18"-24" OA Ht. | 24" O.C. | | N | PSH | Low | Medium | B,BE |
| STR | 7 | Strelitzia reginae / Bird of Paradise | 15 Gal. | | | | | | | | | |
| TRM | 48 | Trimezia martinicensis / Yellow Walking Iris | 3 Gal. | | 12"-18" OA Ht. | 24" O.C. | | | | | | |
| TRD | 796 | Tripsacum dactyloides / Fakahatchee Grass | 3 Gal. | | 24"-30" OA Ht. | 30" O.C. | | N | PSH-FS | Medium | Medium | B,C |
| ZAP | 61 | Zamia integrifolia (floridana, pumila) / Coontie | 3 Gal. | | 12"-18" OA Ht. | 18" O.C. | Full | N | FSH-PSH-FS | Medium | Medium | C |
| Total | 5980 | | Legend: B - Birds, BE - Bees, BF - Butterfly, C - Caterpillar, N - Native | | | | | | | | | |
| | 4768 | Native shrubs | | | | | | | | | | |

| GROUND COVERS | Quantity | Botanical/Common | Cont | DBH | Size | Spacing | Remarks | Native | Sun Req. | Salt Tolerance | Drought Tol. | Wildlife |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| STS | 9551 SF | Stenotaphrum secundatum 'Floratam' / St. Augustine 'Floratam' | Palette | | | | | | | | | |

| | |
|---|---|
| REQUIRED TREES: 627 | |
| EXISTING TO REMAIN | 212 |
| MAXIMUM PALMS ALLOWED | 159 |
| REQUIRED TO PROVIDE | 197 |
| MITIGATION TREES | 23 |
| TOTAL PROPOSED SHDS | 130 |

**MCD LANDSCAPE MASTER PLAN - PLANTING SCHEDULE - ENTITLEMENTS**

| STREET TREES | Quantity | Botanical/Common | Cont | DBH | Height | Spread | Remarks | Native | Sun Req. | Salt Tolerance | Drought Tol. | Wildlife |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| QUV | 10 | Quercus virginiana / Live Oak | B&B | 3.5" | 14'-16' Ht. | 8'-9' Spr. | 4' Clear Trunk | N | PSH-FS | Medium | High | B,BE,BF,C |
| Total | 10 | | | | | | | | | | | |

SCALE: 1" = 60'-0"

ENTITLEMENT SUBMISSION

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Landscape Consultant
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MIAMI COUNTRY DAY SCHOOL
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305.372.0202

Seal
LICENSED LANDSCAPE ARCHITECT
STATE OF FLORIDA
BARRY R. MILLER
LIC. # LA0001866

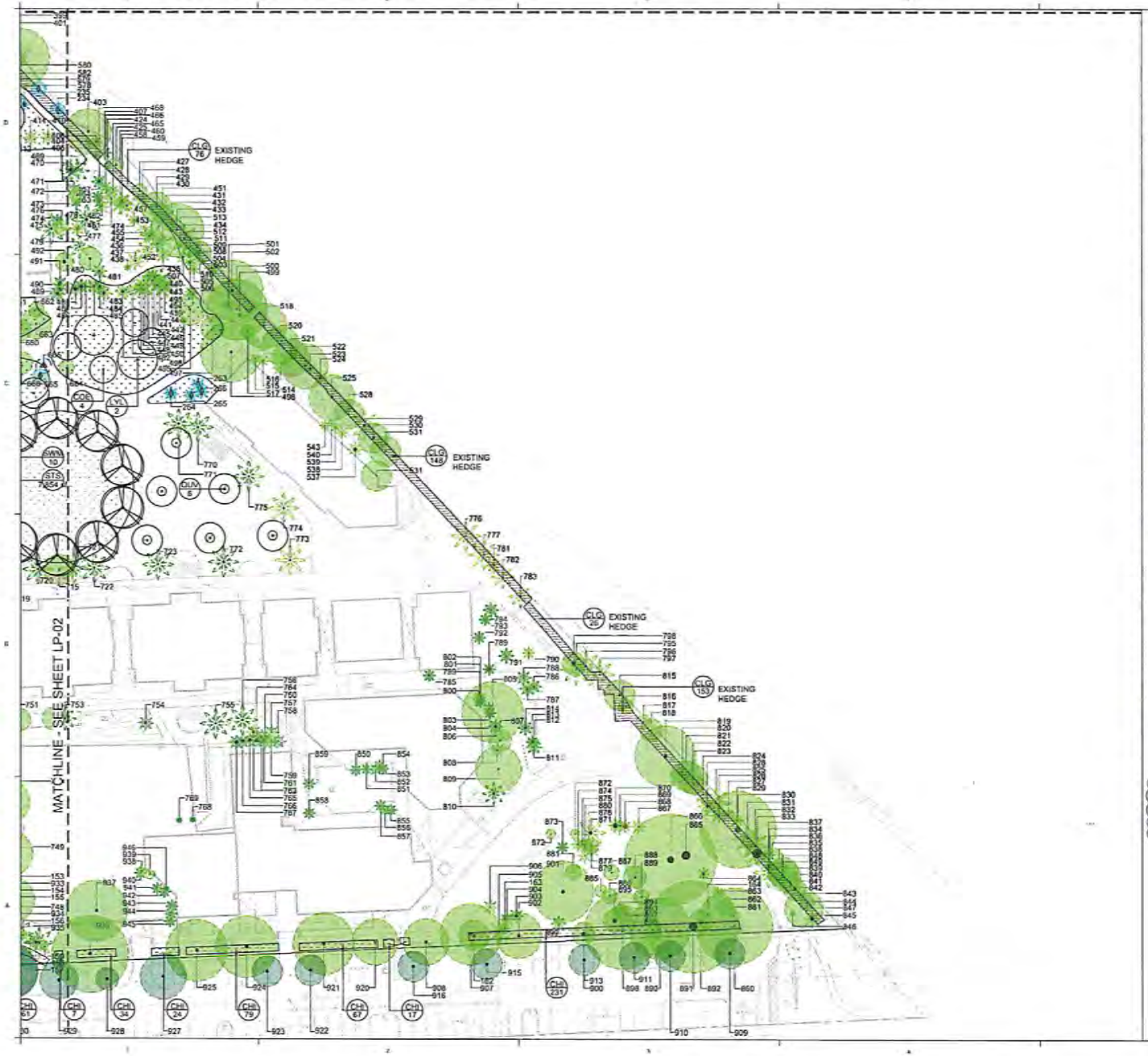
| No. | Date | Issue |
|---|---|---|
| 1 | 6 MAY 2025 | ENTITLEMENT RESUBMISSION |

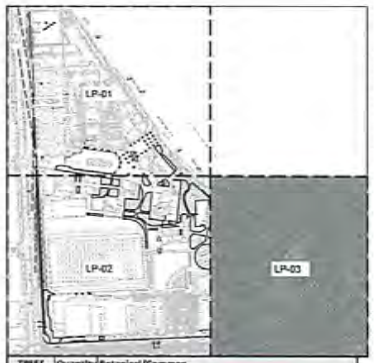
PLANTING PLAN

2358NUSF | December 6, 2024

LP-00

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA




| TREES | Quantity | Botanical/Common |
|---|---|---|
| COU | 3 | Coccoloba uvifera / Seagrape |
| CDE | 27 | Conocarpus erectus / Green Buttonwood |
| ILC | 6 | Ilex cassine / Dahoon Holly |
| LYL | 22 | Lysiloma latisiliqua / Wild Tamarind |
| MYF | 3 | Myrcianthes fragans / Simpson Stopper |
| MYC | 5 | Myrica cerifera / Wax Myrtle |
| PIE | 22 | Pinus elliottii var. densa / Southern Slash Pine |
| QUV | 68 | Quercus virginiana / Live Oak |
| SWM | 13 | Swietenia mahogani / Mahogany |
| TAC | 4 | Tabebuia caraiba / Yellow Trumpet Tree |
| TAD | 7 | Taxodium distichum / Bald Cypress |
| Total | 180 | 157 Lot Trees and 23 Mitigation trees |

| PALMS | Quantity | Botanical/Common |
|---|---|---|
| CON | 6 | Cocos nucifera 'Malayan' / Malayan Coconut Palm |
| DYC | 13 | Dypsis cabadae / Cabada Palm |
| SAP | 73 | Sabal palmetto / Sabal Palm |
| Total | 92 | |

| SHRUBS | Quantity | Botanical/Common |
|---|---|---|
| AEBL | 64 | Aechmea 'Blue Tango' / Blue Tango Bromeliad |
| CHH | 311 | Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum |
| CHI | 2629 | Chrysobalanus icaco / Redtip Cocoplum |
| CLG | 1008 | Clusia guttifera / Small Leaf Clusia |
| HAP | 116 | Hamelia patens / Firebush |
| HED | 64 | Helianthus debilis / Dune Sunflower |
| MOD | 85 | Monstera deliciosa / Monstera |
| MUC | 704 | Muhlenbergia capillaris / Pink Muhly Grass |
| PSL | 87 | Psychotria ligustrifolia / Bahama Coffee |
| STR | 7 | Strelitzia reginae / Bird of Paradise |
| TRM | 48 | Trimezia martinicensis / Yellow Walking Iris |
| TRD | 796 | Tripsacum dactyloides / Fakahatchee Grass |
| ZAP | 61 | Zamia integrifolia (floridana, pumila) / Coontie |
| Total | 5980 | |
| | | 4768 |

| GROUND COVERS | Quantity | Botanical/Common |
|---|---|---|
| STS | 9551 SF | Stenotaphrum secundatum 'Floratam' / St. Augustine 'Floratam' |

| STREET TREES | Quantity | Botanical/Common |
|---|---|---|
| QUV | 10 | Quercus virginiana / Live Oak |
| Total | 10 | |

SCALE: 1" = 30'-0"

ENTITLEMENT SUBMISSION

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Landscape Consultant
savinomiller

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West Palm Beach, FL 33401
(561) 640-2280

Project
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UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
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305.372.5822

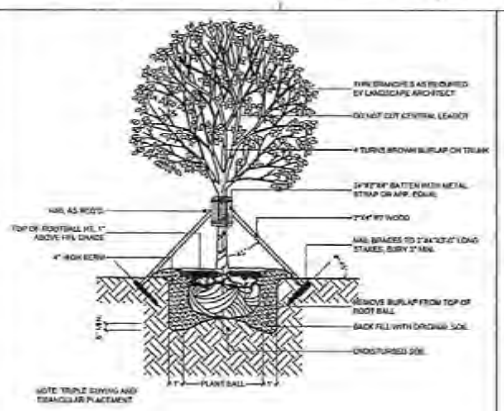
Seal
BARRY R. MILLER
LIC. # LA0001666

PLANTING PLAN
ENLARGEMENT 03

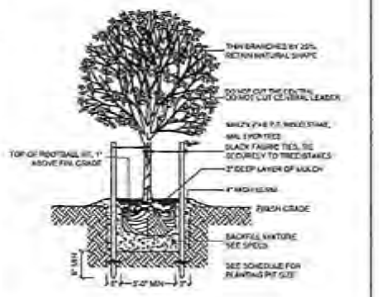
2353NUSF | December 6, 2024

LP-03

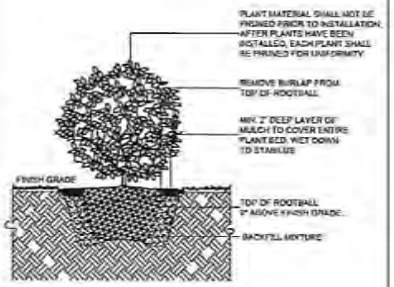
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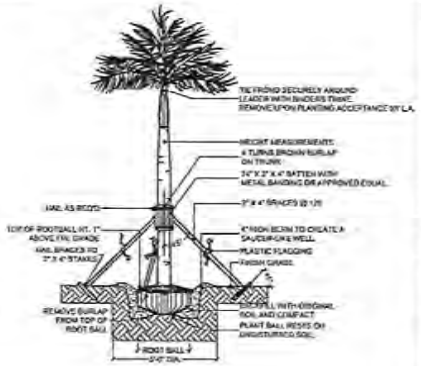

1 LARGE TREE STAKING - 12'+ HT
SCALE: 1/2"=1'-0"



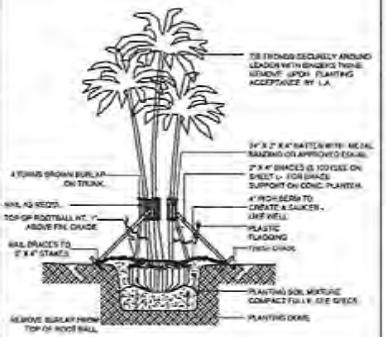

2 SMALL TREE GUYING DETAIL
SCALE: 1/4"=1'-0"



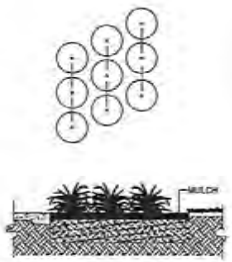

3 SMALL SHRUBS DETAIL
SCALE: 1/4"=1'-0"




4 LARGE PALM STAKING DETAIL
SCALE: 1/4"=1'-0"




5 PALM STAKING DETAIL - MUTIL-TRUNKS
SCALE: 1/4"=1'-0"




6 GROUNDCOVER SPACING DETAIL
SCALE: 1/4"=1'-0"

ENTITLEMENT SUBMISSION

Civil Consultant
SCHWEBKE SHISKIN ASSOCIATES
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(954) 435-7010

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MEP Engineers
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Landscape Consultant
savinomiller
landscape architecture
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West Palm Beach, FL 33401
(561) 615-0121

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PHILADELPHIA@WRTDESIGN.COM

Seal

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LIC. # LA0001696

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

PLANTING DETAILS

| 23SENUSF | December 6, 2024 |
|---|---|

LP-04

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA




LEGEND:

TREES TO BE PRESERVED

PALMS TO BE REMOVED

TREES TO BE RELOCATED

TREES NEW LOCATION

STREET TREES TO PRESERVE

TREE PROTECTION FENCE

CRITICAL ROOT ZONE (CRZ)

SCALE: 1" = 60'-0"

N

**ENTITLEMENT SUBMISSION**

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Miami, FL 33155
(305)666-0111

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1450 Centergate Boulevard, Suite 250
Hollywood, FL 33021
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Landscape Consultant
savinomiller

Project
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UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
ZYSCOVICH ARCHITECTS
130 Barcelona Blvd 2Fl+ Roof
Miami, FL 33137
305.592.5322

Seal
BARRY R. MILLER
LIC. # LA0001668

| No. | Date | Note |
|---|---|---|
| 1 | 6/MAY/2025 | SITE PLAN RESUBMISSION |

TREE MANAGEMENT PLAN & SCHEDULE

2358/USF | December 6, 2024

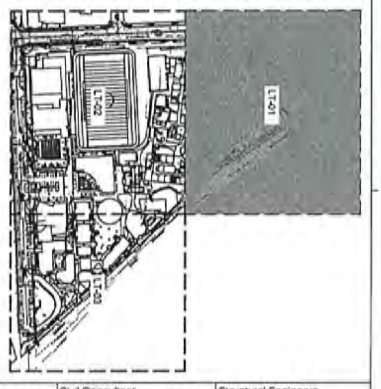
LT-00

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA




LEGEND:
TREES TO BE PRESERVED
PALMS TO BE REMOVED
TREES TO BE RELOCATED
TREES NEW LOCATION
TREE PROTECTION FENCE
CRITICAL ROOT ZONE (CRZ)
STREET TREES TO BE PRESERVED
STREET PALMS TO BE PRESERVED

SCALE: 1" = 30'-0"




**ENTITLEMENT SUBMISSION**

LT-01

TREE MANAGEMENT PLAN & SCHEDULE

23SANSUF

December 6, 2024

Seal

GARRY R. MILLER
LIC. # LA0000866

Architects

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Project

SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS

MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

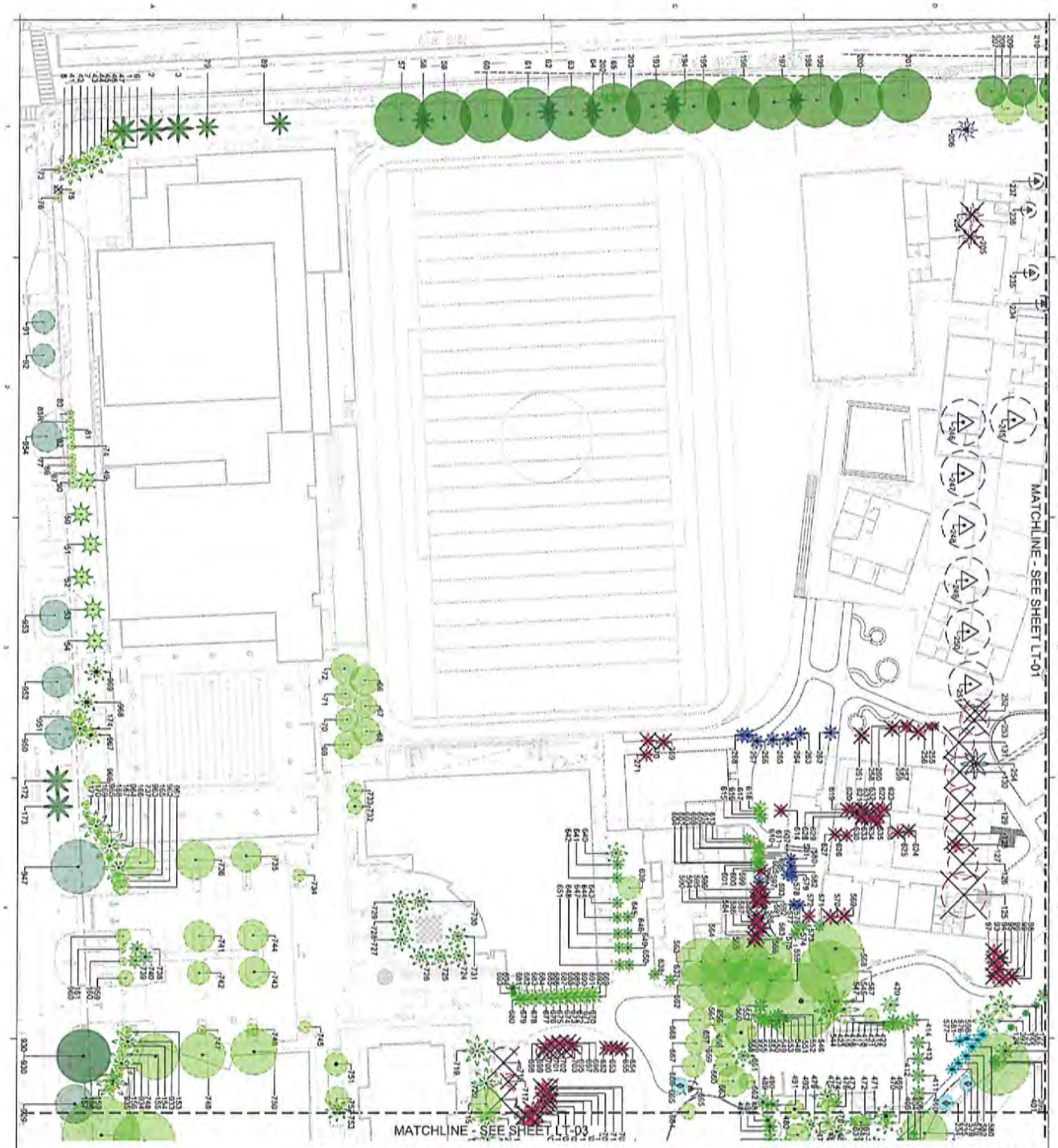
Civil Consultant
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Landscape Consultant
savinomiller

Structural Engineers
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Miami, FL 33155
(305) 666-0311

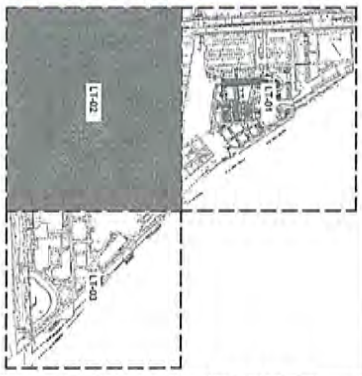
M/E/P Engineers
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LEGEND:
TREES TO BE PRESERVED
PALMS TO BE REMOVED
TREES TO BE RELOCATED
TREES NEW LOCATION
TREE PROTECTION FENCE
CRITICAL ROOT ZONE (CRZ)
STREET TREES TO BE PRESERVED
STREET PALMS TO BE PRESERVED

SCALE: 1" = 30'-0"




**ENTITLEMENT SUBMISSION**

LT-02

TREE MANAGEMENT PLAN & SCHEDULE

23SBMUSF

December 6, 2024

Seal

BARRY R. MILLER
LIC. # LA0000856

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www.wrtdesign.com
Yelena Bowers@wrtdesign.com

Project

SITE PLAN APPROVAL
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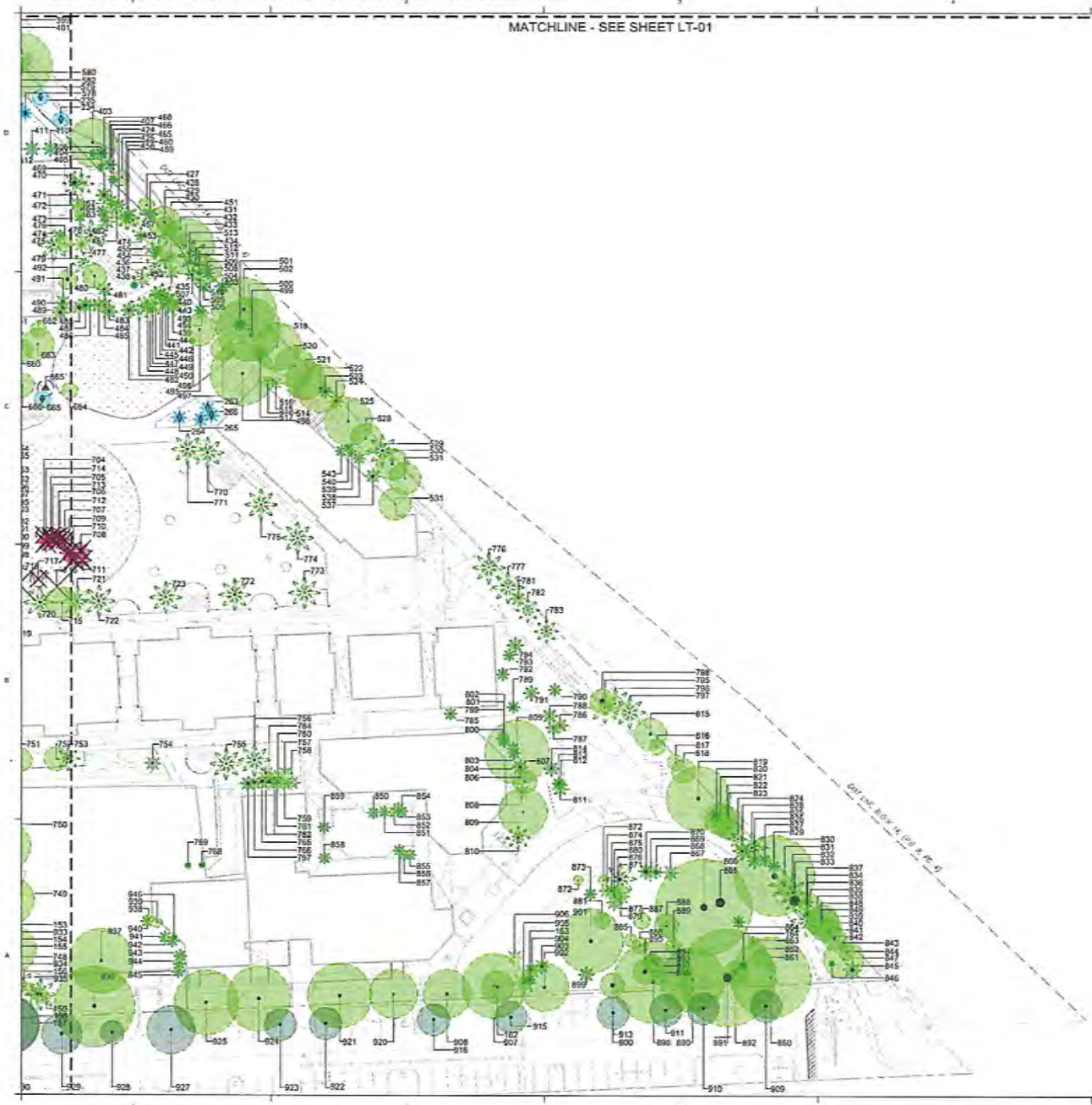
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA







LEGEND:

TREES TO BE PRESERVED

PALMS TO BE REMOVED

TREES TO BE RELOCATED

TREES NEW LOCATION

TREE PROTECTION FENCE

CRITICAL ROOT ZONE (CRZ)

STREET TREES TO BE PRESERVED

STREET PALMS TO BE PRESERVED

SCALE: 1" = 30'-0"

N

**ENTITLEMENT SUBMISSION**

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WRTDESIGN.COM

Seal
STATE OF FLORIDA
BARRY R. MILLER
LIC. # LA0001666

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

| No. | Date | Issue |
|---|---|---|
| 1 | 18 MAY 2025 | DUTY CHEAT RESUBMISSION |

TREE MANAGEMENT PLAN & SCHEDULE

2358#USF | December 6, 2024

LT-03

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA

MIAMI COUNTRY DAY MASTER PLAN ENTITLEMENTS - TREE DISPOSITION CHART

| ITEM | BOTANIC NAME | COMMON NAME | DBH (IN) | HT (FT) | SP (FT) | CONDITION | USE TYPE | DISPOSITION | SP LOC | SPECIAL | TOTAL SP LOC |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Bursera simaruba | RED GUMBO LIMBO | 18 | 40 | 30 | | | RETAIN - STREET | | YES | |
| 2 | Roystonea regia | ROYAL PALM | 40 | 80 | 40 | | | RETAIN - STREET | | YES | |
| 3 | Roystonea regia | ROYAL PALM | 40 | 80 | 40 | | | RETAIN - STREET | | YES | |
| 4 | Roystonea regia | ROYAL PALM | 38 | 80 | 40 | | | RETAIN - PALM | | YES | |
| 5 | Roystonea regia | ROYAL PALM | 38 | 80 | 40 | | | RETAIN - PALM | | YES | |
| 6 | Bursera simaruba | RED GUMBO LIMBO | 42 | 45 | 25 | | | RETAIN - PALM | | | |
| 7 | Hymenaea courbaril | YELLOW ANTLER | 30 | 35 | 30 | | | RETAIN - PALM | | | |
| 8 | | | | | | | | | | | |
| 9 | | | | | | | | | | | |
| 10 | Quercus hemisphaerica | LAUREL OAK | 20 | 35 | 40 | | | REMAIN | | YES | |
| 11 | | | | | | | | | | | |
| 12 | | | | | | | | | | | |
| 13 | | | | | | | | | | | |
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| 38 | | | | | | | | | | | |
| 39 | | | | | | | | | | | |
| 40 | | | | | | | | | | | |
| 41 | Quercus hemisphaerica | LAUREL OAK | 24 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 42 | Roystonea regia | ROYAL PALM | 40 | 80 | 40 | | | REMAIN - STREET | | | |
| 43 | Quercus hemisphaerica | LAUREL OAK | 24 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 44 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 45 | Roystonea regia | ROYAL PALM | 38 | 80 | 40 | | | REMAIN - STREET | | | |
| 46 | Quercus hemisphaerica | LAUREL OAK | 30 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 47 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 48 | Roystonea regia | ROYAL PALM | 38 | 80 | 40 | | | REMAIN - STREET | | | |
| 49 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 50 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 51 | Quercus hemisphaerica | LAUREL OAK | 30 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 52 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 53 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 54 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 55 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 56 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 57 | Quercus hemisphaerica | LAUREL OAK | 24 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 58 | Roystonea regia | ROYAL PALM | 40 | 80 | 40 | | | REMAIN - STREET | | | |
| 59 | Quercus hemisphaerica | LAUREL OAK | 24 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 60 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 61 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 62 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 63 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 64 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 65 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 66 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 67 | Roystonea regia | ROYAL PALM | 38 | 80 | 40 | | | REMAIN - STREET | | | |
| 68 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 69 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 70 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 71 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 72 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 73 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 74 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 75 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 76 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 77 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 78 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 79 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 80 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 81 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 82 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 83 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 84 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 85 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 86 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 87 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 88 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 89 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 90 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 91 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 92 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 93 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 94 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 95 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 96 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 97 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 98 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 99 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 100 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 101 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 102 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 103 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 104 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 105 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 106 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 107 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 108 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 109 | Quercus hemisphaerica | LAUREL OAK | 18 | 35 | 35 | | | REMAIN - STREET | | YES | |
| 110 | Roystonea regia | ROYAL PALM | 38 | 80 | 40 | | | REMAIN - STREET | | | |
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA

MIAMI COUNTRY DAY MASTER PLAN ENTITLEMENTS - TREE DISPOSITION CHART

| ITEM | SCIENTIFIC NAME | COMMON NAME | DBH (IN) | HT (F) | SP (F) | CONDITION | CALIPER | DISPOSITION | SF LOSS | SPECIMEN | TOTAL SF LOSS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 842 | Cocos nucifera | X SPECIAL PALM | 24" | 30 | 10 | | | REMAIN - PALM | | | |
| 845 | Cocos nucifera | X SPECIAL PALM | 6 | 7 | 3 | | | REMAIN - PALM | | | |
| 847 | Cocos nucifera | X SPECIAL PALM | 24" | 15 | 12 | | | REMAIN - PALM | | | |
| 848 | Cocos nucifera | X SPECIAL PALM | 5 | 10 | 10 | | | REMAIN - PALM | | | |
| 849 | Cocos nucifera | X SPECIAL PALM | 30" | 15 | 12 | | | REMAIN - PALM | | | |
| 852 | Washingtonia robusta | CHRISTMAS PALM | 30" | 18 | 15 | | | REMAIN - PALM | | | |
| 853 | Washingtonia robusta | QUEENS PALM | 8 | 7 | 6 | | | REMAIN - PALM | | | |
| 857 | Livistona chinensis | FAN PALM | 12" | 4 | 10 | | | REMAIN - PALM | | | |
| 872 | Roystonea regia | ROYAL PALM | 25 | 70 | 15 | | | REMAIN - PALM | | | |
| 874 | Roystonea regia | ROYAL PALM | 6 | 8 | 8 | | | REMAIN - PALM | | | |
| 875 | Washingtonia robusta | CHRISTMAS PALM | 8 | 12 | 6 | | | REMAIN - PALM | | | |
| 876 | Livistona chinensis | FAN PALM | 12" | 4 | 10 | | | REMAIN - PALM | | | |
| 877 | Roystonea regia | ROYAL PALM | 30" | 80 | 15 | | | REMAIN - PALM | | | |
| 878 | Roystonea regia | ROYAL PALM | 18" | 40 | 15 | | | REMAIN - PALM | | | |
| 879 | Washingtonia robusta | CHRISTMAS PALM | 8 | 12 | 6 | | | REMAIN - PALM | | | |
| 880 | Washingtonia robusta | CHRISTMAS PALM | 8 | 12 | 6 | | | REMAIN - PALM | | | |
| 881 | Roystonea regia | ROYAL PALM | 30" | 80 | 15 | | | REMAIN - PALM | | | |
| 882 | Roystonea regia | ROYAL PALM | 24" | 60 | 15 | | | REMAIN - PALM | | | |
| 883 | Washingtonia robusta | CHRISTMAS PALM | 8 | 12 | 6 | | | REMAIN - PALM | | | |
| 884 | Washingtonia robusta | CHRISTMAS PALM | 8 | 12 | 6 | | | REMAIN - PALM | | | |
| 885 | Washingtonia robusta | CHRISTMAS PALM | 8 | 12 | 6 | | | REMAIN - PALM | | | |
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA

**MIAMI COUNTRY DAY MASTER PLAN ENTITLEMENTS - TREE DISPOSITION CHART**

| ITEM | SCIENTIFIC NAME | COMMON NAME | DBH (in) | HT (FT) | SP (FT) | CONDITION | DISPOSITION | SF LOSS | SPECIMEN | TOTAL SF LOSS |
|---|---|---|---|---|---|---|---|---|---|---|
| 89 | Pinus elliottii | PINE, SLASH | 8 | 30 | 10 | | REMAIN - FENCE | | | |
| 90 | Quercus virginiana | LIVE OAK | 20 | 30 | 40 | | REMAIN - FENCE | | | |
| 91 | Quercus virginiana | LIVE OAK | 18 | 30 | 40 | | REMAIN - FENCE | | | |
| 92 | Pinus elliottii | PINE, SLASH | 14" | 30 | 10 | | REMAIN - FENCE | | | |
| 93 | Unknown | UNKNOWN | 4" | 15 | 10 | | REMAIN - FENCE | | | |
| 94 | Pinus elliottii | PINE, SLASH | 8 | 30 | 10 | | REMAIN - FENCE | | | |
| 95 | Pinus elliottii | PINE, SLASH | 14" | 30 | 10 | | REMAIN - FENCE | | | |
| 96 | Pinus elliottii | PINE, SLASH | 8 | 30 | 10 | | REMAIN - FENCE | | | |
| 97 | Quercus virginiana | LIVE OAK | 24 | 40 | 40 | | REMAIN - FENCE | | | |
| 98 | Quercus virginiana | LIVE OAK | 24 | 40 | 40 | | REMAIN - FENCE | | | |
| 99 | Quercus virginiana | LIVE OAK | 24 | 40 | 40 | | REMAIN - FENCE | | | |
| 100 | Roystonea elata | ROYAL PALM | 14" | 30 | 15 | | REMAIN - FENCE | | | |
| 101 | Roystonea elata | ROYAL PALM | 14" | 30 | 15 | | REMAIN - FENCE | | | |
| 102 | Roystonea elata | ROYAL PALM | 14" | 30 | 15 | | REMAIN - FENCE | | | |
| 103 | Quercus virginiana | LIVE OAK | 24 | 40 | 40 | | REMAIN - FENCE | | | |
| 104 | Quercus virginiana | LIVE OAK | 24 | 40 | 40 | | REMAIN - FENCE | | | |
| 105 | Quercus virginiana | LIVE OAK | 24 | 40 | 40 | | REMAIN - FENCE | | | |
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: JUN 2 2025 BY: EA

Department of Regulatory and Economic Resources
Zoning Hearings Section
111 NW 1 Street, 11th Floor
Miami, Florida 33128
(305) 375-2640

## CHILD CARE CHECKLIST REQUIREMENTS FOR ZONING HEARINGS

I. Day nurseries, day care centers and kindergartens require a public hearing unless the property intended for such use is zoned RU-3, RU-3M, RU-3R, RU-4L, RU-4M, RU-4, RU-4A, RU-5, RU-5A, OPD, BU (Business) or IU (Industrial) and meet all requirements including setbacks for buildings of public assemblage where occupancy is for 25 or more, or other applicable setbacks. Must also comply with all other code requirements including, but not limited to, handicap accessibility and plumbing fixture count.

Private schools are permitted on properties zoned RU-3, RU-3M, RU-3R, RU-4L, RU-4M, RU-4, RU-4A, AU and BU (Business) subject to compliance with the aforementioned requirements.

2. Must comply with all requirements of Article XA, (§33-151.11 through §33-151.22) Zoning Code of Miami-Dade County.

3. Submit one full set of folded plans and 1 C.D. (PDF Format) containing an identical set of plans for zoning hearing review, including:

   a. Site plans with zoning legend, showing outdoor playground area with a fence, parking spaces and automobile stacking.

   b. Floor plans identifying classroom area(s) – Sheet-sealed (note: an architect or engineer must seal the plans for 50 or more children.)

   c. Completed Child Care Checklist (attached).

   d. Landscape plans. Landscape Legend and Certificate of Compliance with Chapter 18A (Landscape Code).

4. Day care centers may require a traffic analysis. Contact Harvey Bernstein at the Public Works Department at (305) 375-1874 for more information.

The Department of Regulatory and Economic Resources will review this application and accompanying plans. Early contact with the sections involved would be beneficial to the applicant. Contact the Zoning Information Section at (305) 375-1806, the Zoning Processing Section at (786) 315-2650 and the Planning Division at (305) 375-2842. Apply for a building permit at 11805 S.W. 26 Street, between the hours of 7:30 a.m. and 10:00 a.m. Tuesday through Friday. If you have any questions regarding the process for applying for a building permit, please contact the Permit Section at (786) 315-2100.

### Child Care Check List for Day Nursery, Day Care Center, Kindergarten and Private School

School Name: Miami Country Day School

School Address: 601 NE 107th Street Tax Folio #30 -

1. Is this an expansion to an existing school? ☐ Yes ☑ No If yes, indicated the number of students ____ and age and grade ranges originally approved: ____

2. Total size of site: 810,866 sq. ft. ÷ 43,560 sq. ft. = 18.79 acres

3. Number of children or students requested: 1502 Ages: Pre K to 12th Grade

4. Number of teachers: 155 Number of administrative & clerical personnel: 55

5. Number of classrooms: 131 Total square footage of classroom area: 127,420 SF

6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): ____

7. Amount of outdoor recreation/play area in square footage: 391,212 SF

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(g)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: 1 Mini Bus, 1 Pick-Up Truck

9. Number of parking spaces required for staff, visitors and transportation vehicles: parking spaces provided: 190 parking spaces required by §33-124(L): 190

10. Indicate the number of auto stacking spaces: 190 provided 5 required.

11. Proposed height for the structure(s): 51'-6" See §33-151.18(g).

12. Size of identification sign: ____ x ____ sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.

13. Days and hours of operation: M-F 8:00 AM to 5:00 PM

14. Does the subject facility share the site with other facilities? ☐ Yes ☑ No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).

15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? ☐ Yes ☑ No (If yes, describe the residential uses and indicate same on the plans).

### DEFINITIONS

**Day Nursery** — Childcare for infants and children up to the age of six (6).

**Kindergarten** — Childcare and preschool programs for children ages four (4) through six (6).

**After-School Care** — Childcare and recreation for children above the age of five (5) when no formal schooling program is conducted and where the care provided is generally after school, on weekends, school holidays and vacation.

**Babysitting Service For Shoppers** — Childcare for limited time periods (maximum three (3) hours) provided within a shopping center solely for the convenience of the patrons, and limited to not more than forty (40) children at any one time.

**College or University** — An institution of higher learning beyond the high school level.

**Family Day Care** — Childcare and recreation with a maximum of five (5) children including the day care operator's own children.

**Private School** — This term as used herein refers to any private institution providing childcare and/or instruction at any level from infants through the college level.

**Elementary, Junior, and/or Senior High** — Reference to these schools are to be broadly interpreted to compass any schools, graded or ungraded, whose students are within the age ranges typically found at these school levels.

**Child, Student, Pupil** — The terms "child", "student", or "pupil" and their plurals are used interchangeably.

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery/Kindergarten, preschool and after-school care
25 sq. ft. x 110 (number of children) = 2,850 sq. ft. of classroom area required.

b. Elementary Grades 1-6
30 sq. ft. x 532 (number of children) = 15,960 sq. ft. of classroom area required.

c. Junior High and Senior High Schools (Grades 7-12)
25 sq. ft. x 860 (number of children) = 21,500 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 41,310 sf
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 127,420 sf

OUTDOOR RECREATION SPACE:

a. Day Nursery/Kindergarten, preschool and after-school care
45 sq. ft. x 75 (75 of children) = 2,475

b. Grades 1-6
500 sq. ft. x 30 (first 30 children) = 15,000
300 sq. ft. x 502 (remaining children) = 150,600

c. Grades 7-12
800 sq. ft. x 30 (first 30 children) = 24,000
300 sq. ft. x 300 (next 300 children) = 90,000
150 sq. ft. x 530 (remaining children) = 79,500

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 361,575 sf
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 391,212 sf

TREES: See §33-151.19(g), and the Planning Division (17th Floor) for additional requirements.

a. 216 trees are required per net acre. Trees required: 527 Trees provided: 527

b. Ten shrubs are required for each tree required. Shrubs required: 5,270 Shrubs provided: 5,300

c. Grass area for organized sportsplay area in square feet: ____

d. Lawn area in square feet exclusive of organized sportsplay area: 9,551 SF

## ZONING ANALYSIS

**SETBACKS - APPLICATION**
**(MI-DE COUNTY CODE Section 33-412)**

1. [illegible] SHALL APPLY TO THE DISTRICTS LISTED HEREIN.
EXCEPT WHERE ONLY LOTS FOR ALL CONSTRUCTION SHALL BE SET BACK FROM THE NEAREST HIGHWAY RIGHT-OF-WAY ACCORDING TO DIVISIONS ON DIVISION, HIGH-LOT WAY PLAN AND ARTERIAL HIGHWAYS AND STREETS IN THIS ARTICLE, THE SETBACK FROM ALL SIDES AND REAR PROPERTY LINES SHALL BE AS NOT LESS THAN REQUIRED FOR EACH OF THE AVERAGE WIDTH OF THE LOT, AS PROVIDED SUCH SETBACK EXCEPT LOTS THAN FIVE (5) FEET, EXCEPT AND EXCEPT SMALL SUCH SETBACK REQUIREMENTS UNLESS OTHERWISE PROVIDED HEREIN, AND EXCEPT WHERE OTHER SETBACKS ARE REQUIRED FOR A SPECIFIED DISTRICT BY THE USE THIS ARTICLE AND/OR CODE NOTE.

**SETBACKS - FOR PUBLIC ASSEMBLY BUILDINGS**
**(MIDE COUNTY CODE Section 33-17)**

1. NO BUILDING FOR PUBLIC ASSEMBLAGE SHALL BE LOCATED CLOSER THAN TWENTY-FIVE (25) FEET TO ANY PROPERTY LINE WHICH ADJOINS ON A PUBLIC HIGHWAY OR ALLEY, OR CLOSER THAN FIFTY (50) FEET OF ANY PROPERTY LINE ADJOINING A LOT UNDER WITH ZONE CLASSIFICATION UNDER THE STRUCTURE IS TO BE PLACED, OR CLOSER THAN SEVENTY-FIVE (75) FEET TO ANY EXISTING RESIDENTIAL BUILDING.

### SETBACKS ( SECTION 33-50)

| DISTRICT | FRONT (FT.) | SIDE (FT.) | COMBINED SIDE SPACE (FT.) | AVERAGE SIDE (FT.) | REAR STREET (FT.) |
|---|---|---|---|---|---|
| RU-1 | 25<br>AT LEAST FIVE (5) FEET IN EXCESS OF THE MINIMUM REQUIRED | 20<br>AT LEAST FIVE (5) FEET IN EXCESS OF THE MINIMUM REQUIRED | N.A. | 12<br>AT LEAST FIVE (5) FEET IN EXCESS OF THE MINIMUM REQUIRED | 15 |

### LOT COVERAGE ( SECTION 33-49)

| DISTRICT | BASED ON OLD SUBDIVISION PROVISIONS | MIN. LOT WIDTH | MIN. LOT AREA | MAX. LOT COVERAGE | MIN. FLOOR SIZE |
|---|---|---|---|---|---|
| RU-1 | | 50 | 5,000 S.F. | 25% | 0 SQ.FT. |

## ZONING ANALYSIS

**BUILDING HEIGHT - MAXIMUM HEIGHT IN ALL DISTRICTS**
**(MI-DE COUNTY CODE, Section 33-432)**

EXCEPT WHERE A GREATER HEIGHT MAY BE APPROVED AS A RESULT OF A PUBLIC HEARING, THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE THIRTY-FIVE (35) FEET, TWO (2) STORIES, EXCEPT AS OTHERWISE PROVIDED HEREIN AND AS SPECIFIED IN SECTIONS 33-116, 33-123, AND EXCEPTION BUILDINGS, BARNS OR SIMILAR AGRICULTURAL BUILDINGS ON PARCELS OF FIVE (5) ACRES OR MORE IN AREA OR MORE, INDUSTRIAL BUILDINGS ON PARCELS OF FIVE (5) ACRES OR MORE, INDUSTRIAL BUILDINGS ON PARCELS OF TEN (10) ACRES OR MORE, INDUSTRIAL BUILDINGS ON PARCELS OF TWENTY (20) ACRES OR MORE, INDUSTRIAL BUILDINGS ON PARCELS OF FORTY (40) ACRES OR MORE, INDUSTRIAL BUILDINGS ON PARCELS OF EIGHTY (80) ACRES OR MORE, INDUSTRIAL BUILDINGS ON PARCELS OF ONE HUNDRED AND SIXTY (160) ACRES OR MORE, INDUSTRIAL BUILDINGS ON PARCELS OF THREE HUNDRED AND TWENTY (320) ACRES OR MORE, INDUSTRIAL BUILDINGS ON PARCELS OF SIX HUNDRED AND FORTY (640) ACRES OR MORE, INDUSTRIAL BUILDINGS ON PARCELS OF ONE THOUSAND AND EIGHTY (1,080

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: APR 9 2025 BY: ISA

# MCDS MASTER PLAN (2024)

## CIVIL ENGINEERING PLANS
## 601 NE 107TH STREET, MIAMI, FL, 33161
## March 2025

LEGAL DESCRIPTION:

PARCEL I:

TRACTS A AND B, MIAMI COUNTRY DAY SCHOOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 84, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL II:

LOTS 1 AND 2, CORRECTED PLAT GOLF VIEW ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL III:

ALL OF THAT PART OF LOT 6, BLOCK 14, MAP OF THE SUBDIVISION OF THE PROPERTY OF MRS. ANNA D. TUTTLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B," PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF SAID LOT 6, 33.00 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE RUN NORTH 87° 30' 26" EAST ALONG THE NORTH LINE OF THE SAID LOT 6 FOR A DISTANCE OF 171.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE BISCAYNE CANAL, ALSO KNOWN AS THE C-8 CANAL, SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT-OF-WAY MAP, DRAWING C-8-8 SHEET 10 OF 11, DATED MARCH 26, REV. 1-14-52; THENCE RUN SOUTH 28° 19' 52" EAST ALONG THE RIGHT-OF-WAY AS LABELED "R/W ALONG TOP OF CUT," FOR A DISTANCE OF 19.81 FEET; THENCE SOUTH 35° 56' 09" EAST FOR A DISTANCE OF 55.86 FEET; THENCE SOUTH 29° 13' 54" EAST FOR A DISTANCE OF 134.31 FEET; THENCE SOUTH 37° 27' 52" EAST FOR A DISTANCE OF 25.14 FEET; THENCE SOUTH 42° 27' 44" EAST FOR A DISTANCE OF 23.15 FEET; THENCE SOUTH 35° 13' 50" EAST FOR A DISTANCE OF 17.45 FEET; THENCE SOUTH 42° 33' 09" EAST FOR A DISTANCE OF 33.51 FEET; THENCE SOUTH 32° 10' 08" EAST FOR A DISTANCE OF 24.87 FEET; THENCE SOUTH 26° 10' 22" EAST FOR A DISTANCE OF 23.83 FEET; THENCE SOUTH 36° 27' 51" EAST FOR A DISTANCE OF 29.29 FEET; THENCE SOUTH 37° 32' 40" EAST FOR A DISTANCE OF 27.10 FEET TO A POINT ON THE EXISTING CONCRETE SEAWALL FOR THE SOUTHEAST CORNER OF THE SAID LOT 6; THENCE RUN SOUTH 87° 30' 41" WEST ALONG THE SOUTH LINE OF LOT 6 FOR A DISTANCE OF 334.16 FEET; THENCE RUN NORTH 2° 36' 17" WEST ALONG THE SOUTH LINE, 33.00 FEET EAST OF AND PARALLEL TO THE SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST FOR A DISTANCE OF 318.53 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

A PORTION OF LOT 4, BLOCK 14, MAP OF THE SUBDIVISION OF THE PROPERTY OF MRS. ANNA D. TUTTLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B," PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE OF SECTION 31-52-42 (NORTH-SOUTH), MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH A DISTANCE OF 711.53 FEET ALONG THE CENTER LINE OF NORTHEAST SIXTH AVENUE, TO A POINT; THENCE EAST 295 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST A DISTANCE OF 475 FEET TO THE WEST BANK OF BISCAYNE CANAL; THENCE MEANDER NORTHWESTERLY ALONG THE WEST BANK OF BISCAYNE CANAL A DISTANCE OF APPROXIMATELY 120 FEET, TO A POINT ON THE WEST BANK OF BISCAYNE CANAL, PARALLEL WITH THE AFORESAID SOUTH LINE OF LOT 4; THENCE RUN SOUTH ALONG SAID BISCAYNE CANAL; THENCE WEST A DISTANCE OF 325 FEET TO A POINT; AND THENCE SOUTH 99.53 FEET TO THE POINT OF BEGINNING.

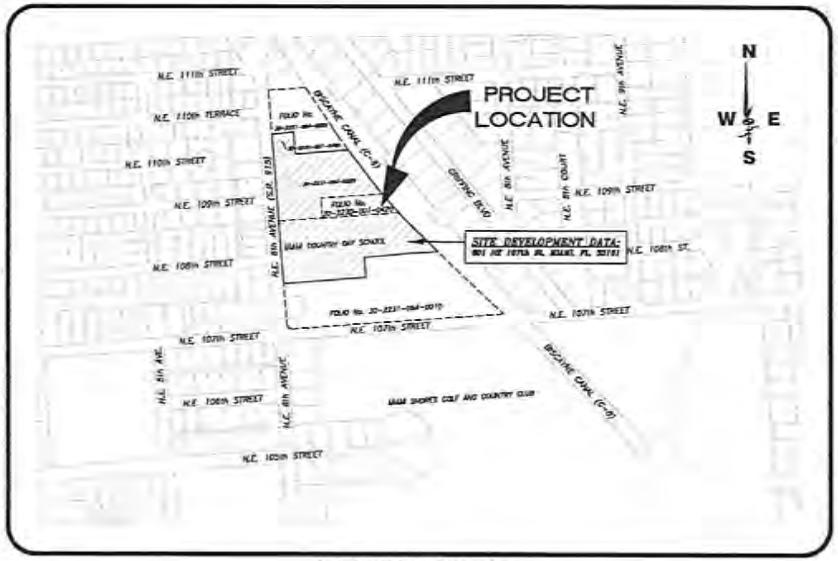
PARCEL V:

THE SOUTH 81.5 FEET OF THE EAST 157.5 FEET OF THAT PART OF LOT 5, BLOCK 14, MAP OF THE SUBDIVISION OF THE PROPERTY OF MRS. ANNA D. TUTTLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B," PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WEST OF N.E. 107TH AVENUE, MIAMI-DADE COUNTY, FLORIDA.

NOT PART OF M-DWASD NOTES FOR APPROVAL

**FLOOD CRITERIA NOTES**

1. MIAMI-DADE COUNTY FLOOD CRITERIA =8.06' N.G.V.D.
2. FEMA FLOOD ELEVATION – PROPERTY LIE ON FLOOD ZONE "AE-7" (N.G.V.D. 29) PER F.I.R.M. COMMUNITY PANEL NO. 12086G 0306 L, MAP NUMBER 12086C0306L, DATED ON 9/11/2009.
3. MIAMI-DADE COUNTY OCT. WATER TABLE = 3' N.G.V.D.




LOCATION SKETCH
SCALE: 1"=300'
SECTION 31 - TOWNSHIP 52 - RANGE 42E

FOLIO NUMBER: 30-2231-064-0010
30-2231-064-0020
30-2230-001-0420
30-2230-001-0450

PREPARED BY:

| SHEET LIST | | |
|---|---|---|
| SHT. # | SHT. TITLE | SHT. DESCRIPTION |
| 1 | C-0 | COVER SHEET |
| PAVEMENT SIGNAGE AND MARKING | | |
| 2 | C-6 | OVERALL |
| 3 | C-7 | PLAN VIEW 1/2 |
| 4 | C-8 | PLAN VIEW 2/2 |
| 5 | AT-1 | FIRE TRUCK MANEUVER |
| 6 | AT-2 | RESCUE AMBULANCE MANEUVER |
| 7 | AT-3 | GARBAGE TRUCK MANEUVER |
| PAVING GRADING AND DRAINAGE FACILITIES | | |
| 8 | CS-4 | CROSS-SECTIONS |

THE ELEVATIONS SHOWN WITHIN PLANS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.

Digitally signed by Hernando J Navas Date: 2025.03.18 09:56:08-04'00'

Digitally signed by Hernando J Navas Date: 2025.03.18 09:40:24-04'00'

Sunshine 811 — Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. (Once positive emergency locates further excavation)

SSA SCHWEBKE SHISKIN + ASSOCIATES
CIVIL ENGINEERS | LAND SURVEYORS CA#27 | LB#57
TEL: (954)435-7010 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 www.SHISKIN.com

CONTACT INFORMATION:
NAME: HERNANDO J. NAVAS, P.E.
TELEPHONE NUMBER: 954-435-7010
FAX NUMBER: 954-438-3288
EMAIL: HNAVAS@SHISKIN.COM

ENTITLEMENT SUBMISSION

Structural Engineers: EDA ENGINEERS, PA. 480 SW 140th Ave Pembroke Pines, FL 33027 (305) 766-0111
Civil Consultant: SCHWEBKE SHISKIN ASSOCIATES 3240 Corporate Way Miramar, FL 33025 (954) 435-7010
M/E/P Engineers: A.M.E. INC. 1200 Donald Ross Boulevard, Suite 200 North Palm Beach, FL 33401 (561) 659-0900
Landscape Consultant: KAREN WALKER DESIGN STUDIO 1515 S Federal Hwy Suite 104 Boca Raton, FL 33432 (305) 865-9662

Project: SITE PLAN APPROVAL UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects: WRT; ZYSCOVICH

Seal: HERNANDO J. NAVAS LICENSE No. 52635 STATE OF FLORIDA PROFESSIONAL ENGINEER
Reg. No 52635
03/18/2025

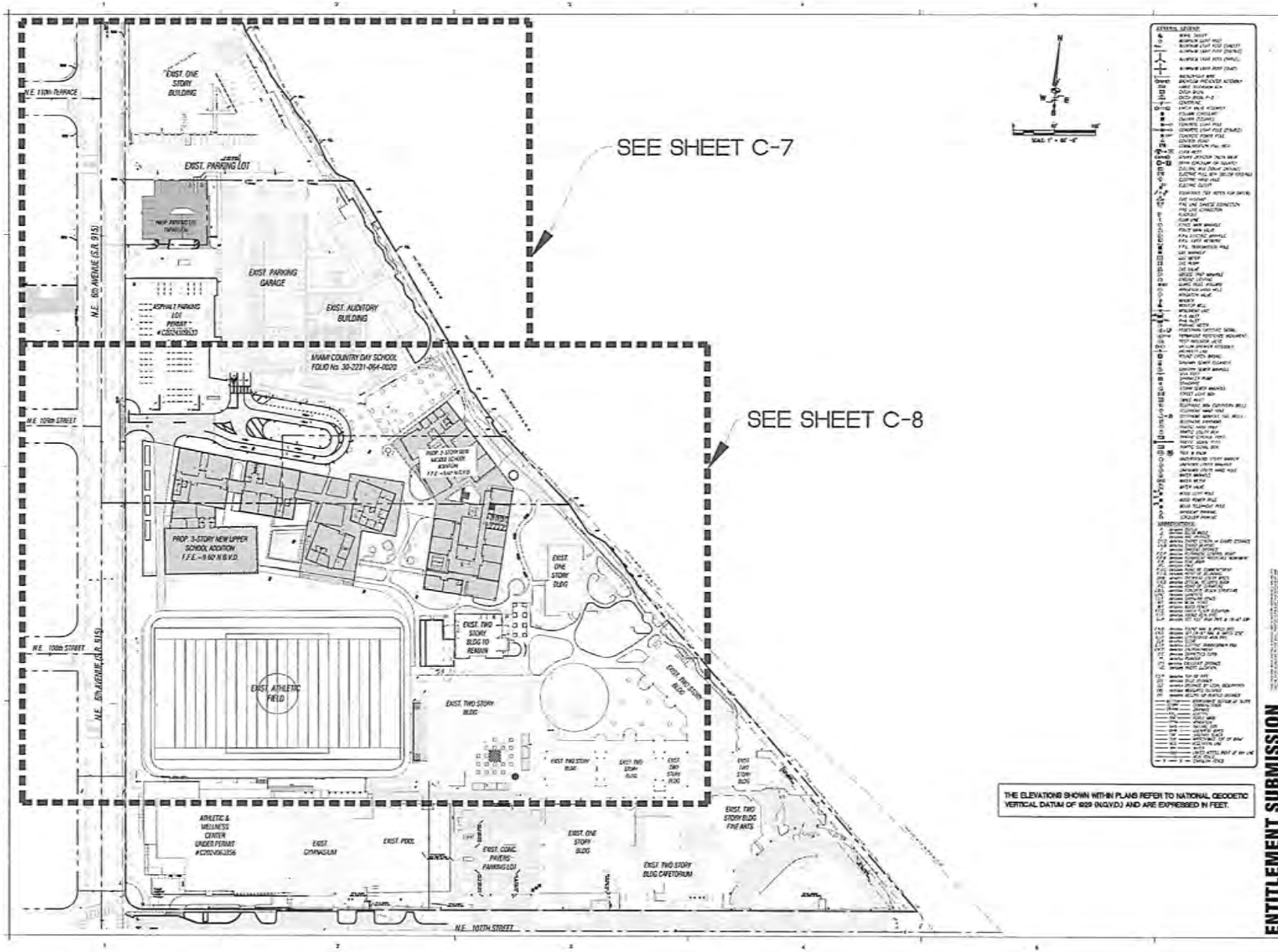
| No. | Date | Revision |
|---|---|---|
| 1 | 03/18/2025 | Rev #1 |

CIVIL PLANS
COVER SHEET

235BNUSF | March 18, 2025

C-0

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: APR 9 2025 BY: ISA




THE ELEVATIONS SHOWN WITHIN PLANS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 929 (NGVD) AND ARE EXPRESSED IN FEET.

ENTITLEMENT SUBMISSION

Structural Engineers
EDA ENGINEERS, PA
2400 E. Las Olas Blvd
Suite 100
Fort Lauderdale, FL 33301
(305) 860-7711

M/E/P Engineers
AECOM
2601 Cleveland Avenue, Suite 300
Fort Myers, FL 33901
(239) 418-0211

Civil Consultant
SCHWEBKE SHISKIN ASSOCIATES
3240 Corporate Way
Miramar, FL 33025
(954) 435-7018

Landscape Consultant
LANDSCAPE DESIGN STUDIO
1331 N.E. 167th Street
North Miami, FL 33161
(305) 919-6422

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
1211 South Orange Avenue
Suite 215
Sarasota, FL 34236
INTERWEL
100 Biscayne Blvd 27th Floor
Miami, FL 33132
305.373.1333

Seal
HERNANDO J. NAVAL
LICENSE
No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Reg. No 50635
03/18/2025

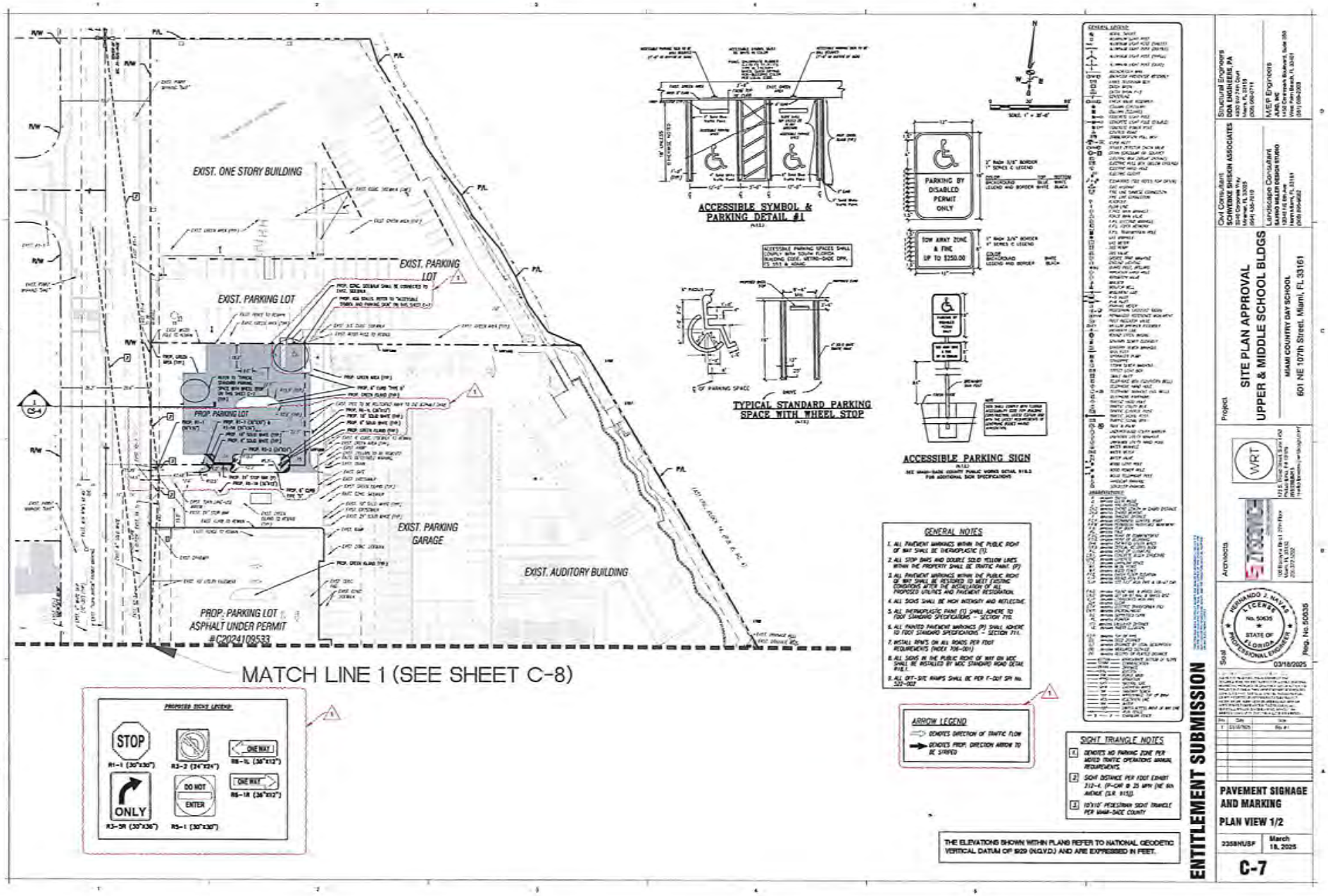
| No. | Date | Note |
|---|---|---|
| 1 | 03/18/2025 | Rev #1 |

PAVEMENT SIGNAGE AND MARKING
OVERALL

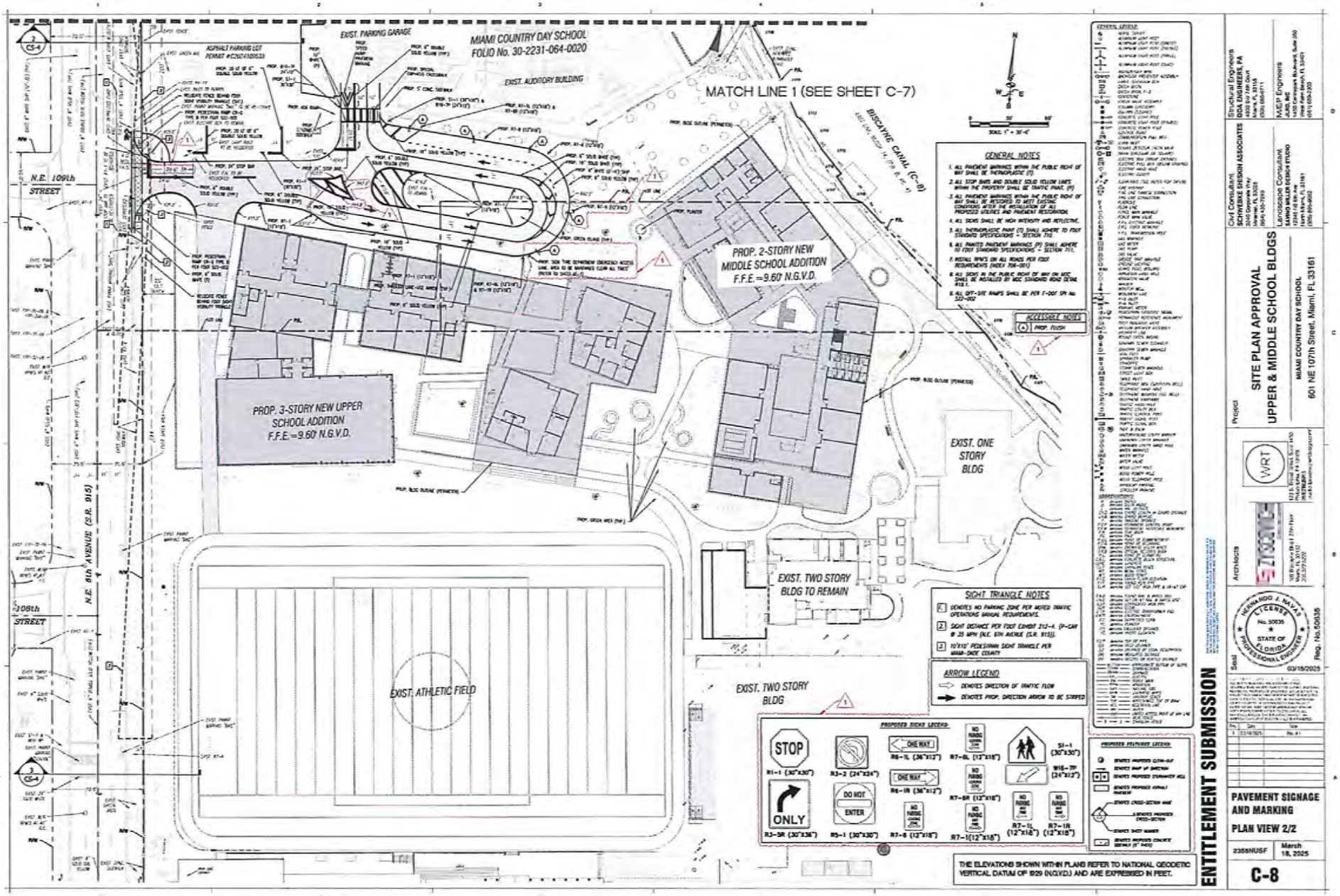
2358NUSF | March 18, 2025

C-6

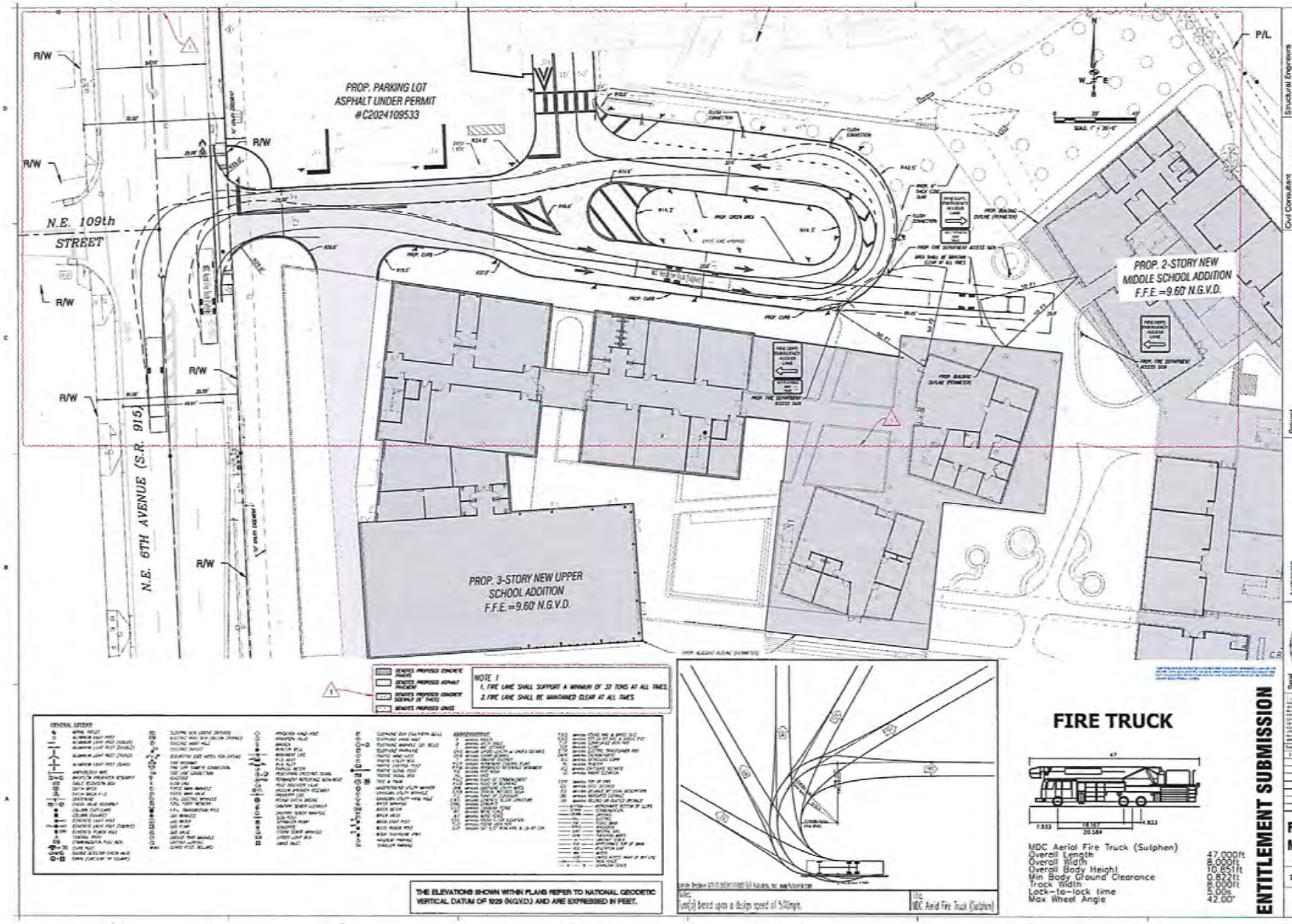
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**FIRE TRUCK**



| | |
|---|---|
| MDC Aerial Fire Truck (Sutphen) | |
| Overall Length | 47.000ft |
| Overall Width | 8.000ft |
| Overall Body Height | 10.851ft |
| Min Body Ground Clearance | 0.822ft |
| Track Width | 8.000ft |
| Lock-to-lock time | 5.00s |
| Max Wheel Angle | 42.00° |

**ENTITLEMENT SUBMISSION**

Civil Consultant
SCHWEBKE BHIRAN ASSOCIATES
Structural Engineers
EDA ENGINEERS, PA
M/E/P Engineers
A/V/L WE
Landscape Consultant
LANDSCAPE ARCHITECTURE

Project
**SITE PLAN APPROVAL**
**UPPER & MIDDLE SCHOOL BLDGS**
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
ARQUITECTONICA

Seal
HERNANDO J. NAVAS
LICENSE No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Reg. No.50635
03/10/2025

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|---|---|---|
| 1 | 03/10/2025 | Rev #1 |

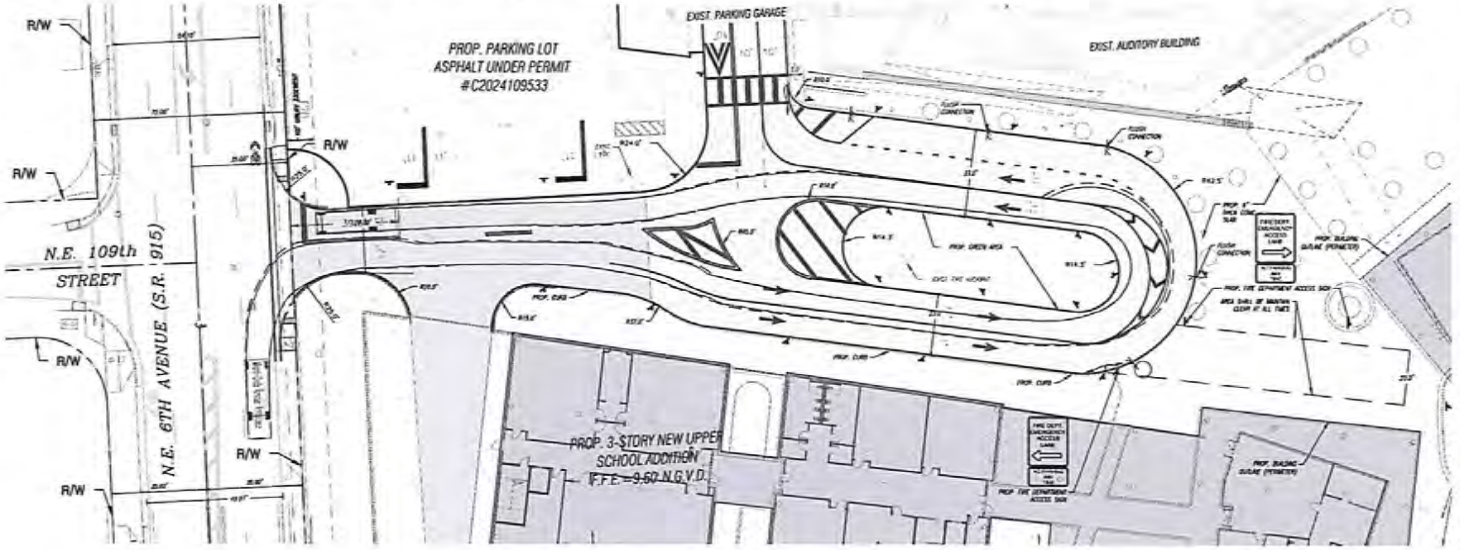
**FIRE TRUCK MANEUVER**

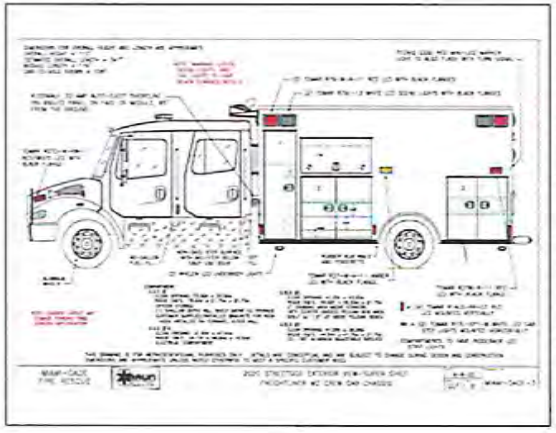
2358NUSF | March 18, 2025

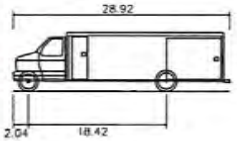
**AT-1**

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: APR 9 2025 BY: ISA

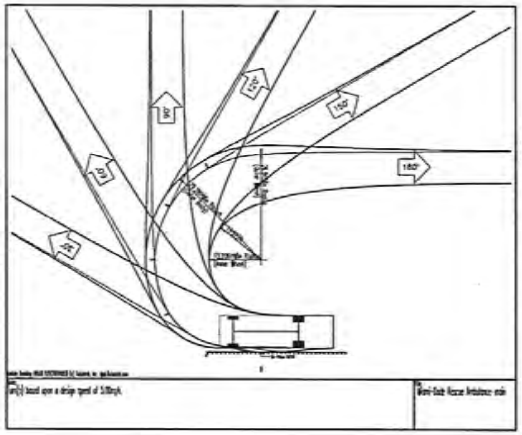
# RESCUE AMBULANCE MANEUVER






| Miami-Dade Rescue Ambulance | |
|---|---|
| Overall Length | 28.920ft |
| Overall Width | 8.170ft |
| Overall Body Height | 7.891ft |
| Min Body Ground Clearance | 1.226ft |
| Max Track Width | 8.021ft |
| Lock-to-lock time | 5.00s |
| Curb to Curb Turning Radius | 29.550ft |



THE ELEVATIONS SHOWN WITHIN PLANS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 929 (NGVD) AND ARE EXPRESSED IN FEET.

ENTITLEMENT SUBMISSION

Civil Consultant
SCHWEBKE BISKIN ASSOCIATES
Structural Engineers
IDEA ENGINEERS, PA
M/EP Engineers
Landscape Consultant
WRT
Archivista
Seal
HERNANDO J. NAVAL
LICENSE
No. 50535
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Reg. No.50535
03/18/2025

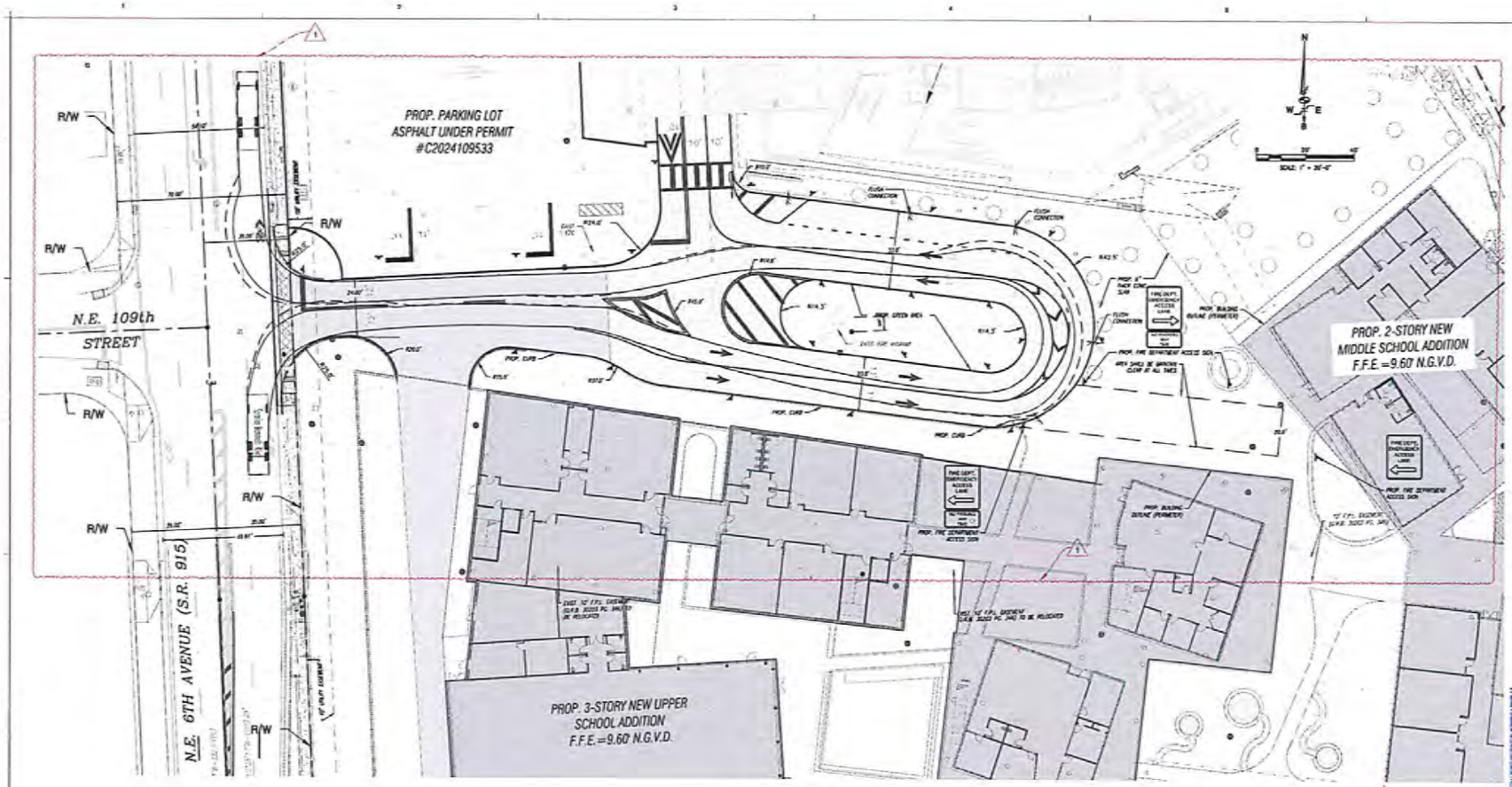
Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

RESCUE AMBULANCE MANEUVER

2358/NUSF | March 17 18, 2025

AT-2

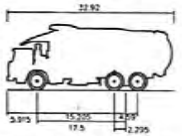
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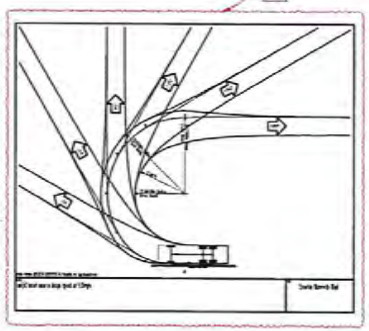



THE ELEVATIONS SHOWN WITHIN PLANS REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.

## GARBAGE TRUCK




| | |
|---|---|
| Scranton Mammoth 40yd | |
| Overall Length | 32.920ft |
| Overall Width | 8.460ft |
| Overall Body Height | 12.919ft |
| Min Body Ground Clearance | 0.433ft |
| Track Width | 6.460ft |
| Lock-to-lock time | 6.00s |
| Wall to Wall Turning Radius | 39.420ft |



ENTITLEMENT SUBMISSION

Civil Consultant
SCHWEBKE BISHKIN ASSOCIATES
250 Corporate Way
Miami Lakes, FL 33126
(954) 455-7010

Structural Engineers
DDA ENGINEERS, PA
433 SW 71st Court
Miami, FL 33143
(305) 665-0711

Landscape Consultant
LAND MILLER DESIGN STUDIO
1111 Lincoln Road
Miami Beach, FL 33161
(305) 695-0622

M/E/P Engineers
JURS, INC
2601 Weston Boulevard Suite 200
West Palm Beach, FL 33331
(561) 689-3309

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
ARQUITECTONICA

Seal
HERNANDO J. NAVAS
LICENSEE
No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Reg. No. 50635
03/19/2025

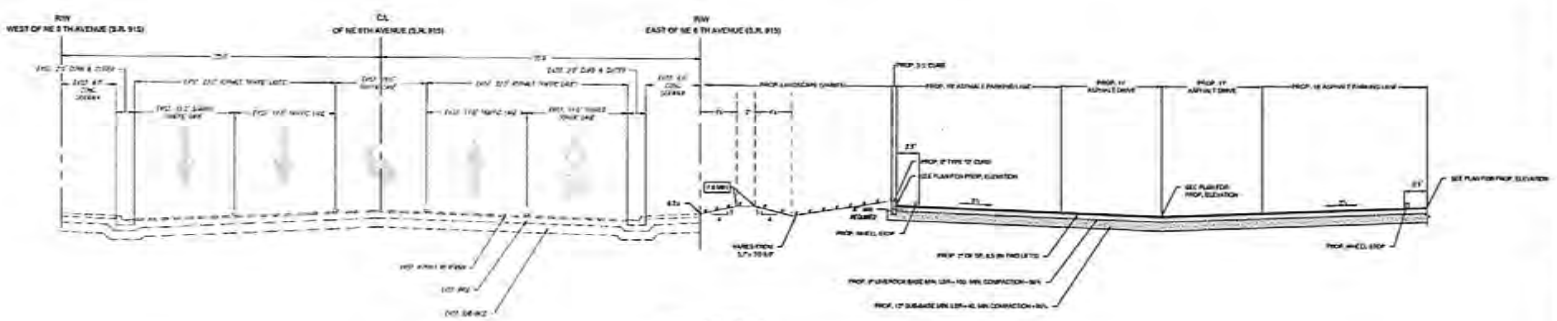
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| 1 | 03/19/2025 | Rev. #1 |

GARBAGE TRUCK MANEUVER

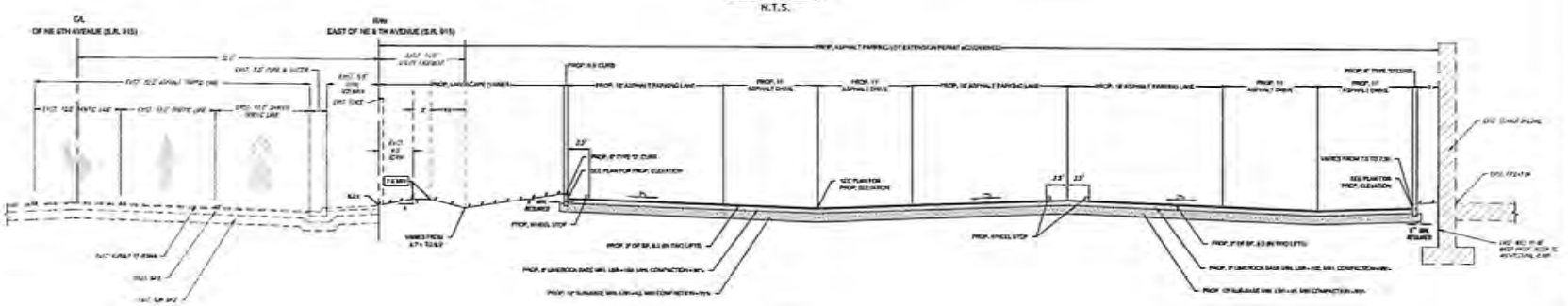
2358NUSF | March 18, 2025

AT-3

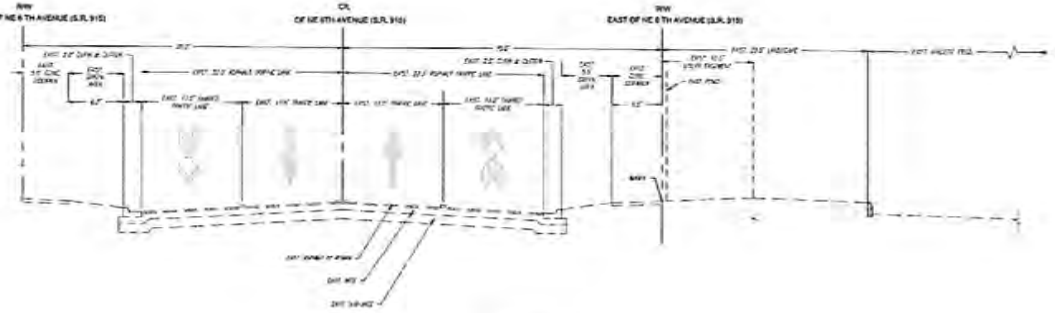
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SECTION–1
N.T.S.




SECTION–2
N.T.S.




SECTION–3
N.T.S.

ENTITLEMENT SUBMISSION

Civil Consultant
SCHWEBKE SHISKIN ASSOCIATES
3240 Corporate Way
Miramar, FL 33025
(954) 435-1010

Structural Engineers
DDA ENGINEERS, PA
1450 SW 119th Court
Miami, FL 33186
(305) 940-0111

Landscape Consultant
LAND MD
1934 Commerce Lane, Suite 201
West Palm Beach, FL 33401
(561) 689-2533

M/EP Engineers
ALAN L. MEYER
1934 Commerce Lane, Suite 201
West Palm Beach, FL 33401
(561) 689-2533

Project
SITE PLAN APPROVAL
UPPER & MIDDLE SCHOOL BLDGS
MIAMI COUNTRY DAY SCHOOL
601 NE 107th Street, Miami, FL 33161

Architects
WRT
ARQUITECTONICA

Seal
HERNANDO J. NAVAS
LICENSED
No. 50635
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Reg. No. 50635
03/18/2025

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|---|---|---|
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PAVING, GRADING AND DRAINAGE
CROSS SECTIONS

| 235BNUSF | March 18, 2025 |
|---|---|

CS-4

RECEIVED
MIAMI-DADE COUNTY
PROCESSING NO. 724-270
DATE: DEC 23 2024
BY: ISA

**DISCLOSURE OF INTEREST***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Miami Country Day School, Inc., a Florida non-profit corporation*

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| Mariandl Hufford (Head of School), 601 NE 107 Street, Miami, FL 33161 | |
| | |
| | |
| | |
| | |
| | |

A Florida non-profit corporation; no percentage of interest required

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
| | |
| | |
| | |
| | |

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

| NAME AND ADDRESS | Percent of Ownership |
|---|---|
| | |
| | |
| | |
| | |
| | |

RECEIVED
BROWARD COUNTY
PROCESS NO.: 24-270
DATE: DEC 23 2024
BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identi fy natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
| | |
| | |
| | |
| | |
| | |

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Timothy S Walker
(Applicant)

Sworn to and subscribed before me this 6TH day of DECEMBER 2024. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 03/07/2025

Notary Public State of Florida
Alexandra Camejo
My Commission HH 101376
Expires 03/07/2025

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-270
DATE: DEC 23 2024
BY: ISA

# EXHIBIT A

## *LEGAL DESCRIPTION*

PARCEL I:

TRACTS A AND B, MIAMI COUNTRY DAY SCHOOL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 94, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL III:

ALL OF THAT PART OF LOT 6, BLOCK 14, MAP OF THE SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B," PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH LINE OF SAID LOT 6, 35.00 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE RUN NORTH 87° 30' 28" EAST ALONG THE NORTH LINE OF THE SAID LOT 6 FOR A DISTANCE OF 171.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE BISCAYNE CANAL, ALSO KNOWN AS THE C-8 CANAL, SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT-OF-WAY MAP, DRAWING C-8-8 SHEET 10 OF 11, DATED MARCH 56, REV. 1-14-58; THENCE RUN SOUTH 20° 19' 02" EAST ALONG THE RIGHT-OF-WAY AS LABELED "R/W ALONG TOP OF CUT," FOR A DISTANCE OF 19.81 FEET; THENCE SOUTH 33° 58' 08" EAST FOR A DISTANCE OF 55.88 FEET; THENCE SOUTH 26° 13' 54" EAST FOR A DISTANCE OF 19.21 FEET; THENCE SOUTH 37° 37' 52" EAST FOR A DISTANCE OF 25.14 FEET; THENCE SOUTH 40° 07' 44" EAST FOR A DISTANCE OF 23.15 FEET; THENCE SOUTH 30° 13' 58" EAST FOR A DISTANCE OF 17.48 FEET; THENCE SOUTH 42° 33' 08" EAST FOR A DISTANCE OF 33.61 FEET; THENCE SOUTH 32° 10' 08" EAST FOR A DISTANCE OF 24.87 FEET; THENCE SOUTH 26° 10' 02" EAST FOR A DISTANCE OF 23.83 FEET; THENCE SOUTH 38° 27' 31" EAST FOR A DISTANCE OF 26.26 FEET; THENCE SOUTH 70° 03' 40" EAST FOR A DISTANCE OF 27.16 FEET TO A POINT ON THE EXISTING CONCRETE SEAWALL FOR THE SOUTHEAST CORNER OF THE SAID LOT 6; THENCE RUN SOUTH 87° 36' 41" WEST ALONG THE SOUTH LINE OF LOT 6 FOR A DISTANCE OF 334.15 FEET; THENCE RUN NORTH 2° 38' 17" WEST ALONG THE SOUTH LINE 35.00 FEET EAST OF AND PARALLEL TO THE SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 31, TOWNSHIP 52 SOUTH, RANGE 42 EAST FOR A DISTANCE OF 238.63 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

A PORTION OF LOT 4, BLOCK 14, MAP OF THE SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B," PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER LINE OF SECTION 31-52 SOUTH-42 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH A DISTANCE OF 713.15 FEET ALONG THE CENTER LINE OF NORTHEAST SIXTH AVENUE TO A POINT: THENCE EAST 265 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST A DISTANCE OF 419 FEET TO THE WEST BANK OF BISCAYNE CANAL; THENCE MEANDER NORTHWESTERLY ALONG THE WEST BANK OF BISCAYNE CANAL, A DISTANCE OF APPROXIMATELY 135 FEET, TO A POINT ON THE WEST BANK OF BISCAYNE CANAL PARALLEL WITH THE MONUMENT SET IN 6 FEET FROM THE WEST BANK OF SAID BISCAYNE CANAL; THENCE WEST A DISTANCE OF 325 FEET TO A POINT; AND THENCE SOUTH 99.913 FEET TO THE POINT OF BEGINNING.

PARCEL VI:

THE NORTH 95 FEET OF THE WEST 120 FEET OF THAT PART OF LOT 5, BLOCK 14, OF JULIA B. TUTTLE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 4, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES EAST OF THE EAST RIGHT OF WAY LINE OF THE 70 FEET RIGHT OF WAY AS DESCRIBED IN O.R. BOOK 1279, PATE 89, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: FEB 25 2025 BY: ISA






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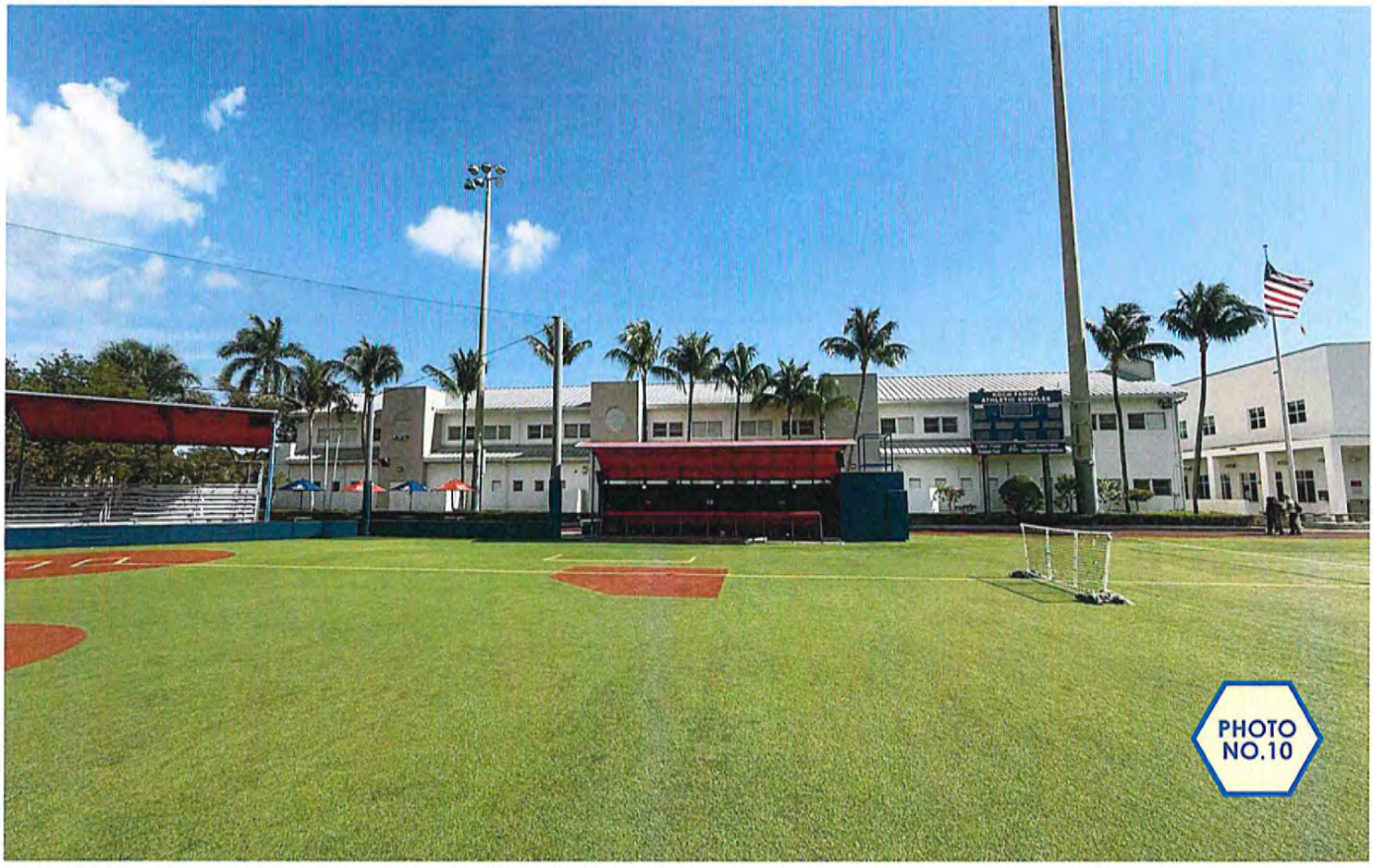

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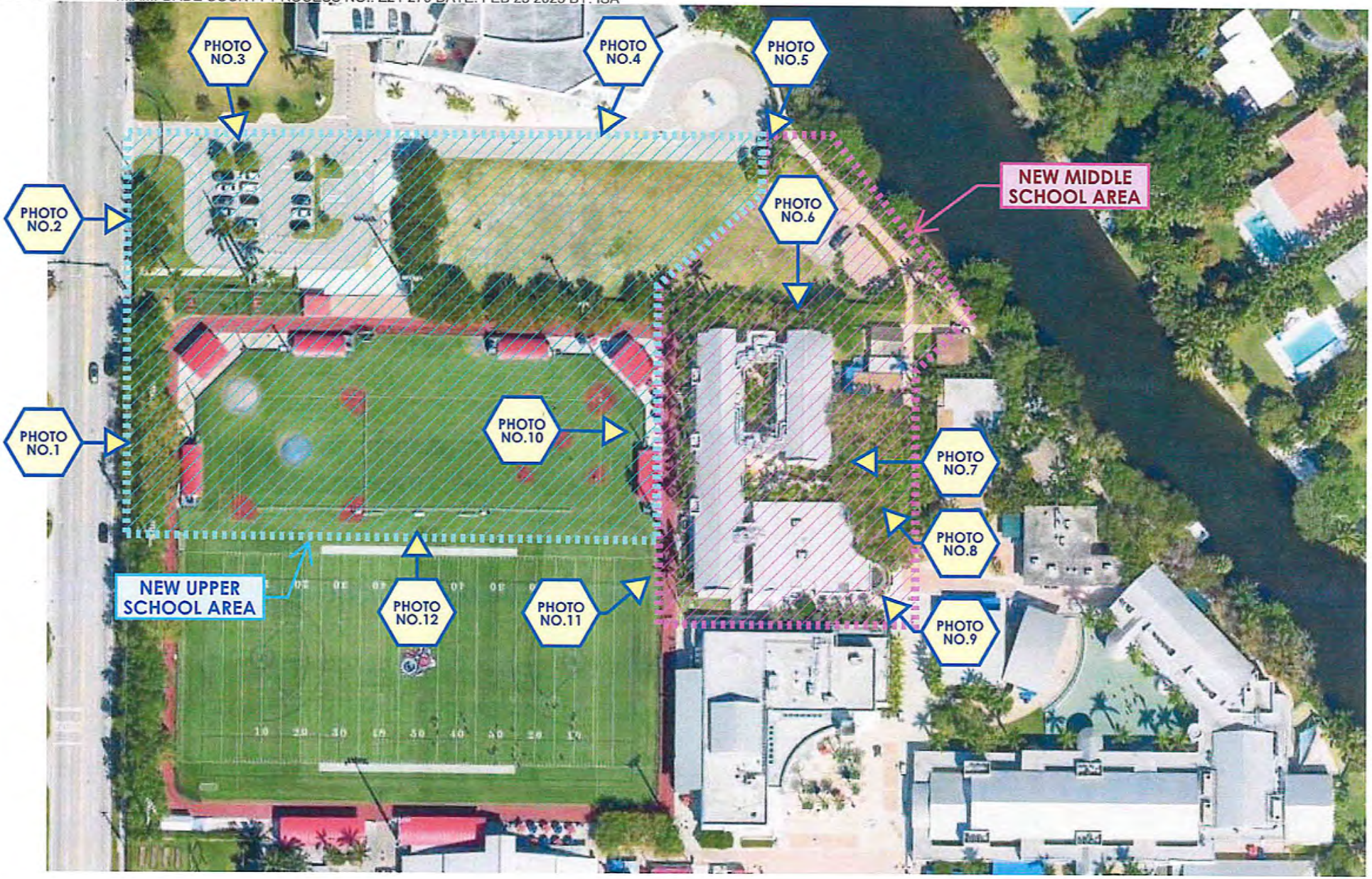



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: FEB 25 2025 BY: ISA






**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-270 DATE: FEB 25 2025 BY: ISA



**Miami-Dade County Department of Regulatory and Economic Resources**
**Staff Report to the Board of County Commissioners**

**PH: Z24-272** **November 20, 2025**
**Item No. 8A4**

| Recommendation Summary | |
|---|---|
| **Commission District** | 3 |
| **Applicant** | UBC Miami, LLC |
| **Summary of Requests** | This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Culmer Metrorail Station, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 and Section 33C-8 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)", and for non-Metrorail development around certain stations within the City of Miami. Additionally, the application seeks to waive the required screening of its parking garage that fronts along streets by a 20-foot-wide liner building of habitable space. |
| **Location** | 1136 NW 8 Avenue and 1157 NW 11 Street Road, City of Miami, Miami-Dade County, Florida. |
| **Property Size** | ±0.762 Acres |
| **Existing Zoning** | T6-8-O (Miami21) |
| **Existing Land Use** | Vacant land |
| **2030-2040 CDMP Land Use Designation** | Community Urban Center<br>*(see attached Zoning Recommendation Addendum)* |
| **Comprehensive Plan Consistency** | Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP |
| **Applicable Zoning Code Section(s)** | Section 33C-15(D)(1) Procedures for approval and development standards,<br>Section 33C-11(G)(1) Initial Review,<br>Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses,<br>Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations<br>(*see attached Zoning Recommendation Addendum*) |
| **Recommendation** | **Approval with conditions.** |

## BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(20) which states that the BCC shall hear and decide "Applications for development in the RTZ District, or for review of decisions regarding development in the RTZ District, as provided in Section 33C of this Code."

## PROCEDURAL HISTORY:

This item was deferred from the October 23, 2025, meeting of the Board of County Commissioners (BCC).

The public hearing for this item has not been held.

**REQUESTS:**

(1) SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "SMART Corridor Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 and Section 33C-8 of the County Code.

(2) NON-USE VARIANCE of zoning regulations requiring multi-story parking garage structures be screened along the street frontage by a liner building of a minimum depth of 20 feet of habitable space; to waive same to permit no habitable space screening the proposed parking garage.

**BACKGROUND AND ANALYSIS:**

The approximately ±0.762 acre subject property, under folios 01-3135-019-2000, 01-3135-019-1990, 01-3135-019-2020, and 01-3135-019-2030, is located at 1136 NW 8 Avenue and 1157 NW 11 Street Road, within 250 feet of the Culmer Metrorail Station. The subject site, comprised of four (4)-lots, is currently vacant. Staff notes that the current conditions on the site do not provide any street front activation or connections to mass transit, and do not provide the highest levels of development density and intensity that is ideal for transit-oriented development. The other properties surrounding the subject site are zoned for urban development under the terms of City of Miami's zoning regulations.

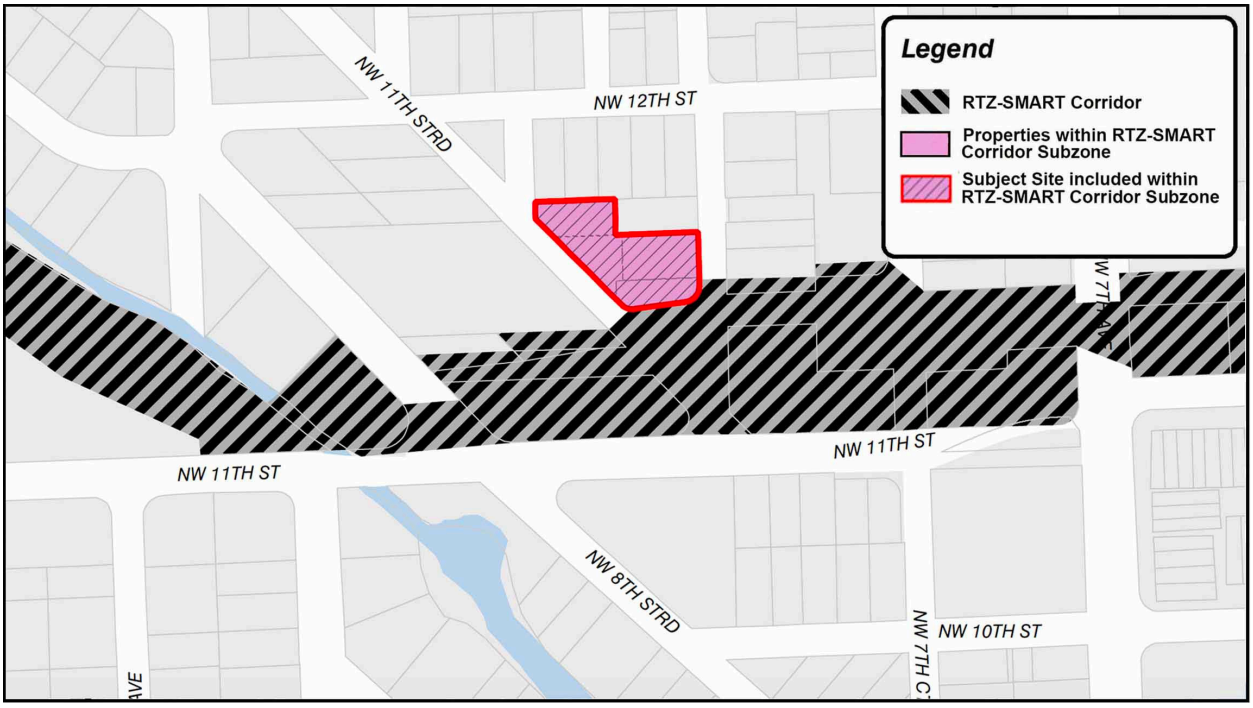



**Figure 1**

In April 20, 2021, the Board of County Commissioners (BCC) had adopted Ordinance No. 21-33 related to the Rapid Transit System- Development Zone (RTZ), codified in Section 33C of the County Code. Subsequently, on September 1, 2022, the Board adopted Ordinance No. 22-106,

amending Section 33C of the Code, to include within the Rapid Transit Zone, all land areas that are located wholly or partially within one-half mile of each of the aforementioned SMART Plan Corridors (Smart Corridors). Subsequently, on October 1, 2024, the Board adopted Ordinance No. 24-109, related to the fixed-guideway Rapid Transit System-Development Zone; amending sections 33C-2 and 33C-3.3 of the Code; expanding the Smart Corridor Subzone of the Rapid Transit Zone to encompass certain private properties within a quarter mile of the Culmer Metrorail Station; authorizing properties that are near a Metrorail Station governed by section 33C-8 to be developed pursuant to the development parameters set forth in section 33C-8. Ordinance No. 24-109 provided Exhibit 36 to include, among other things, the subject property, as shown in Figure 1 on the previous page. Staff notes that prior to its addition to the SMART Corridor Subzone of the Rapid Transit Zone, the subject property was under the City of Miami's zoning jurisdiction. Pursuant to section 33C-5(B), "*Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District*." The SMART Corridor Subzone regulations under Section 33C-3.3 require a two-step development approval process. This first step, or "Initial Review", requires the Board to hold a public hearing and decide the application after the property has been added to the SMART Corridor Subzone of the Rapid Transit Zone. The second step, or "Final Review", consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the request, this application consists of the initial review of the subject property.

The County's RTZ primarily consists of properties located within and along the County's Rapid Transit System/Metrorail and Metromover Systems. Properties within the RTZ include the Metrorail Stations, the fixed-guideway path linking the Metrorail and Metromover Stations, the Stations' accessory facilities, and certain developable land. The SMART Corridor Subzone of the RTZ was primarily expanded (pursuant to Ordinance No. 24-109) to include the private properties located at 1136 NW 8 Avenue and 1157 NW 11 Street Road. These developable parcels that are privately-owned property such as the subject site, as well as other parcels identified as located within the SMART Corridor Subzone, may be developed in accordance with the same standards applicable to other Community Urban Centers (CUC) in accordance with Chapter 33C of the County Code. Sections of Chapter 33C (Subsections 33C-3.3 for the SMART Corridor Subzone; and 33C-8(C) for non-Metrorail development around certain stations within the City of Miami), includes the standards for development of properties less in close proximity to the Culmer Metrorail Station with a variety of land uses, residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) Urban Center text. Since 1996, the CDMP has provided that "all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the [CDMP's] Urban Center policies". Since the inception of the RTZ in 1978, the Board has gradually expanded its boundaries to accommodate additional transit-supportive development along the various RTZs. As provided in Section 33C-2 and Section 33C-5 (see addendum), jurisdiction over zoning and other development orders and development permits within the RTZ is vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary, and *"[u]ntil a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District."*

Staff research for similar approvals indicates that in July 17, 2025, pursuant to Resolution #Z-27-25, the Board of County Commissioners (BCC) approved the general development plans for a

subject site (application #Z2024000147), located at 3191 SW 39 Avenue; 3160 SW 38 Court; 3898 Shipping Avenue and in close proximity to the to the Douglas Road Metrorail Station, as the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)", assigning to it the applicable permitted uses in accordance with Section 33C-3.3 and Section 33C-8 of the County Code.

Pursuant to Chapter 33C of the County Code, the subject property could potentially be developed with a wide variety of mix of uses including residential, commercial, institutional, retail, office, and other such uses intended to enhance and support the County's existing mass transit system, and to provide for transit-oriented development to promote ridership. Staff notes that the subject property is less than a five-minute walk from the Culmer Metrorail Station, and that the SMART Corridor Subzone designation would effectively allow the site to be easily accessible to the entire urban core of Miami and beyond via Metrorail. Additionally, the SMART Corridor Subzone designation would effectively allow the site for additional housing and business opportunities in this highly urbanized neighborhood in close proximity to transit, improve the pedestrian environment and promote walkability within that area providing convenient access for future residents to use the Metrorail.

The applicant has submitted general development plans depicting the anticipated massing and location of the proposed residential structures on the subject site and provide a potential concept plan for the development which would be further detailed through the Administrative Site Plan Review (ASPR) process filed under a separate application #Z2025000069. The applicant intends to develop the subject property with a 20-story high development consisting of ground floor commercial uses and a total of 142 multifamily units, including a certain percentage set-aside for Workforce Housing in accordance with the development standards. Specifically, pursuant to Section 33C-3.3(B)(4)(b), any proposed developments within the SMART Corridor Subzone of the Rapid Transect Zone, that have more than 4 proposed residential units shall provide a minimum of 12.5% of their units as workforce housing units. As such, staff notes that the applicant has voluntarily proffered a Declaration of Restrictions that, among other things, requires that the applicant commits to set aside 12.5% of the proposed dwelling units (18-units) as housing for households whose annual income is up to one hundred forty percent (140%) ("WHU") of the Area Median Income of Miami Dade County.




**Figure 2**

Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the ±0.762-acre site with a 20-story high mixed-use building, with a total of 142 residential units, ±700 sq. ft. of ground floor commercial space, ±4,025 sq. ft. of open space. The proposed development shall also provide for 163 parking spaces within a six-story structured parking garage, and would have an ingress/egress point of direct vehicular and pedestrian access to the proposed development from NW 11 Street Road. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; floor plans; building elevations; landscape plans; lot coverage and open space diagrams; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 above). Attached Exhibit A consists of the subject property's general development plan depicting the location of the proposed uses and provides a potential concept plan for the subject property which would be further detailed through the "final review" or, the Administrative Site Plan Review (ASPR) process filed separately under Application number Z2025000069.

The SMART Corridor Subzone, found under Section 33C-3.3 of Chapter 33C, provides the permitted uses, development standards, regulatory framework, site plan review standards, and procedures for zoning approvals; revises requirements pertaining to workforce housing units; amends procedures for other subzones and non-Metrorail development areas based on the new standard procedures. Additionally, properties within the SMART Corridor Subzone will be subject to similar development standards applicable to other Community Urban Centers (CUC), and may be developed in accordance with the development parameters set forth in subsection 33C-8(C). As such, the proposed development has been designed in accordance with the CUC designation; more specifically, the project has been designed pursuant to those development parameters set forth in subsection 33C-8(C), and with participation in the County's Workforce Housing Program (Article XIIA of the County Code). The regulatory framework adopted by this Board for these Metropolitan Urban Centers calls for mixed-use development, with a maximum residential density of 250 units/per acre and a maximum height determined by that allowed by the Miami International Airport zoning regulations. Said regulations are consistent with the County's designation of the area as the County's "Community Urban Center" on the Comprehensive Development Master Plan (CDMP) - Land Use Plan Map, the CDMP's urban center policies, and related interpretative text (see addendum). Pursuant to Section 33C-3.3(C)(1)(c) of the County Code, instances where the underlying land use designation allows for greater density, that greater density shall govern. The underlying City of Miami land use designation for this site allows a density of 150 du/ac. The CDMP's urban center policies further provide for mixed-use development at a minimum floor-area ratio greater than 1.5 in the core and not less than 0.5 in the edge, and a 25% density bonus above the listed maximum urban center densities for residential rapid transit developments being designed for and having registered for certification for a Gold certification rating from LEED. Staff notes that the proposed mixed-use building with a total of 142 multifamily units, and a floor area ratio of +/-10.98 would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Staff notes that the proposed development complies with all the development standards and general requirements set forth in Section 33C-3.3(D) regarding density, setbacks, heights of buildings, FAR, open space, lot coverage, and landscaping. As designed, would be within the density, massing and floor area ratio threshold that would be allowed under the aforementioned SMART Corridor RTZ Subzone regulations, would be similar in scale to the surrounding area, will produce a development that will be compatible with the neighborhood, is consistent with, and complements the overall development trend in the area. Since it is the goal of this application to include the ±0.762-acre subject property within the SMART Corridor Subzone and to assign permitted uses and development regulations, **staff finds the request for a special exception consistent with the CDMP, and recommends approval**

**with conditions of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

Staff opines that pertaining to the subject property (see Figure 2), approval of this application would enable the development/redevelopment of the subject parcel in a manner that is **compatible** with that of other development in the balance of the SMART Corridor Subzone and the surrounding properties that are in close proximity to the Culmer Metrorail Station. Staff notes that approval of the request would also authorize for the site all of the applicable permitted uses identified under Section 33C-8(C)(1) and additional permitted uses under Section 33C-3.3(B), subject to the development standards set forth in Section 33C-8(C) (see Addendum).

Staff notes that both the Traffic Engineering Division (TED) as well as the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) have indicated no objection to the application subject to conditions as specified in their combined memorandum. Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application pursuant to standard conditions, and indicate in their memorandum that the application lies within the urban infill area and in a municipality where traffic concurrency does not apply, but that the application will generate 48 PM peak hour vehicle trips. Further, memoranda submitted by other departments reviewing the application, including the Division of Environmental Resources Management (DERM) of the RER, the Office of Historic Preservation (OHP) of the RER, the Miami-Dade Sheriff's Office (MDSO), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not indicate that any potential impacts would preclude development in accordance with the SMART Corridor Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

In order to effectuate proposed mixed-use development on the subject site, the applicant also seeks approval of an ancillary non-use variance that is otherwise required under the *Development Parameters* set forth in SMART Corridor RTZ subsection 33C-8(C)(7) *Parking*, which, among other things, requires screening of its parking garage that fronts along streets by a 20-foot-wide liner building of habitable space. When request #2, wherein the applicant seeks to waive the requirement that multi-story parking garage structures be screened along the street frontage by a liner building of a minimum depth of 20 feet of habitable space; and have no habitable space screening the proposed parking garage (request #2), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff is supportive of the aforementioned request and opines that the approval of the request with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area.

Staff notes that the ground floor is activated by habitable spaces in the form of commercial/retail space, lobby and other amenities, however, the next 6 floors that consist of the parking garage above the ground floor do not have habitable spaces as liner screening the parking garage facades. Staff acknowledges that providing a liner habitable space of a minimum depth of 20' on a site that is shallow and irregularly shaped would have a significant impact on the configuration of and amount of parking, and may render a functioning structured parking garage impossible. Staff notes that in lieu of an active liner of habitable space screening the parking garage facade

from the 2nd to the 7th floor, the applicant is proposing unique architectural features along the entire facade that makes up the parking structure on the proposed building, and which effectively achieve the same goal as a habitable liner and mitigate any negative visual impacts associated with a parking garage use along the building's façade. Staff opines that although the parking garage component of the proposed development will not meet the aforementioned zoning regulation requiring multi-story parking garage structures be screened along their street frontages by a liner building of a minimum depth of 20 feet of habitable space, the variance request has been adequately mitigated in its façade treatment, ample landscaping, glazing, and unique architectural features and is minimally intrusive when taking into consideration the overall scale and massing of the proposed development. As such, staff opines that approval of this request will not create a significant visual impact on the surrounding properties and would be **compatible** with same.

Therefore, staff opines that approval with conditions of the request will not create a significant visual impact on the surrounding areas, nor based on memoranda from the reviewing departments, would the aforementioned variance be intrusive to the surrounding area. As such, staff opines that approval with conditions of the request will maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community* and that the requested non-use variances for the proposed mixed-use development would be **compatible** with the surrounding area and would not be detrimental to same. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** The submitted general development plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access provided along NW 11 Street Road to facilitate the flow of traffic for the proposed multi-family residential development. Parking and driveways are internal to the site, with the parking provided as structured parking within the proposed development. The proposed mixed-use development provides for a total of 163 parking garage spaces and complies with the code minimums.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION: Based on the aforementioned analysis, staff recommends approval of this application with conditions.**

**CONDITIONS:**

1. That the final site plan must conform to the general development plans dated stamped received 2/12/2025 as approved pursuant to this Special Exception.

2. That the applicant shall execute a Declaration of Restrictions pursuant to Section 33-193.13 along with the required Workforce Housing Agreement pursuant to Section 33-193.14 in legally sufficient and recordable form, prior to the issuance of the building permit and consistent with all requirements in the code as may be amended.

3. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the

Department (DERM) of Regulatory and Economic Resources as contained in their memorandum.

4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) as indicated in their memorandum.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) as indicated in their memorandum.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in their memorandum.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) and the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in their combined memorandum.

ES:JB:SS

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

UBC Miami, LLC
*PH: Z24-272*

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|---|---|
| Division of Environmental Resources Management (RER) | *No objection** |
| Platting and Traffic Review Section (RER) | *No objection** |
| Department of Transportation and Public Works (DTPW) | *No objection** |
| Miami-Dade Fire Rescue (MDFR) | *No objection* |
| Miami-Dade Aviation Department (MDAD) | *No objection** |
| Office of Historic Preservation (OHP) | *No objection** |
| Water and Sewer Department (WASD) | *No objection** |
| Parks, Recreation and Open Spaces Department (PROS) | *No objection* |
| Miami-Dade County Public Schools | *No objection* |
| Miami-Dade Police Department | *No objection* |
| Building and Neighborhood Compliance (BNC) | *No objection* |
| **Subject to conditions in their memorandum.* | |

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

| | |
|---|---|
| ***Urban Centers (Page I-46)*** | *Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These **Urban Centers** are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and **Community Centers** which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.*<br><br>*The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.*<br><br>*The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.*<br><br>*Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high* |

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| | *level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.*<br><br>*Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.*<br><br>***Uses and Activities.*** *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in* ***Urban Centers*** *may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities.* ***Residential*** *uses may be required in areas of the County and along* ***rapid transit lines*** *where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.*<br><br>***Streets and Public Spaces.*** *Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.* |

# ZONING RECOMMENDATION ADDENDUM

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Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.
Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.
Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
<table>
<tr><td></td><td>Average Floor Area Ratios (FAR)</td><td>Max. Densities /Gross Acre</td></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core<br>not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Urban Centers</td><td>greater than 3.0 in the core<br>not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core<br>not less than 0.5 in the edge</td><td>125</td></tr>
</table>
In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.
As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.
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<tr>
<td>Policy LU-4A (Page. I-11)</td>
<td>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</td>
</tr>
<tr>
<td>Objective LU-7 (Page. I-13)</td>
<td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that’s promote the use of transit services.</td>
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# ZONING RECOMMENDATION ADDENDUM

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| ***Policy LU-7A (Page. I-13)*** | *Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.* |
| ***Policy LU-7B (Page. I-14)*** | *It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.* |
| ***Policy LU-7D (Page. I-13)*** | *Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable environment for pedestrians.* |
| ***Policy LU-7F (Page. I-14)*** | *Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and a minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.* |
| ***Policy LU-8A (Page. I-15)*** | *Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.* |

# ZONING RECOMMENDATION ADDENDUM

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## PERTINENT ZONING REQUIREMENTS/STANDARDS

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| ***Section 33C-2 Rapid Transit Zone*** | *(A) Definition- The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System,* ***including all station sites****, parking areas and yard and maintenance shop facilities.*<br><br>*(B) Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.*<br><br>*(C)* ***Jurisdiction of County****- Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a* ***municipality*** *continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.*<br><br>*(D) Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:*<br><br>*(1) Fixed guideways for the Rapid Transit System.*<br><br>*(2) Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.*<br><br>*(3) Parking lots and parking structures.*<br><br>*(4) Bus stops and shelters.*<br><br>*(5) Streets and sidewalks.*<br><br>*(6) Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.* |

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| | *(7) Landscaping.*<br><br>*(8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.*<br><br>*(9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and **compatible** with the operation of the **Rapid Transit System** and the convenience of the ridership thereof.*<br><br>*(b) **Subzones**; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.*<br><br>*(c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.*<br><br>*E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:*<br><br>*(1) Existing structures. All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.*<br><br>*(2) All other lands. No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:*<br><br>*(a) The estimated construction costs does not exceed ten thousand dollars ($10,000.00) in any consecutive two-year period; or*<br><br>*(b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.* |
| ***Section 33C-5 Rapid Transit Zone ("RTZ") District*** | *(B) Existing zoning designations; administrative site plan review required. Until a **special exception** or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.* |

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| ***Section 33C-3.3.- SMART Corridor Subzone.*** | *(A) Applicability in the incorporated and unincorporated areas. Except as provided below, in Section 33C-4, or elsewhere in this chapter, lands within the RTZ District and outside of the RTCSAs and RTCBPA shall be assigned to the* ***SMART Corridor Subzone*** *and shall be governed by this subsection.*<br><br>*(1) Exclusions. Notwithstanding any other provision to the contrary, the following shall not be included within the SMART Corridor Subzone; the Director shall be responsible for interpreting the applicability of these exclusions to any particular parcel, subject to review of administrative interpretations pursuant to Section 33-314:*<br><br>*(a) Lands assigned to a different subzone in this chapter.*<br>*(b) Lands included within an urban center or urban area district pursuant to Chapter 33.*<br>*(c) Lands that are zoned for, or developed with, single-family or two-family residences and that are not part of a mixed-use development.*<br>*(d) Airport properties, except those constituting the Miami Intermodal Center as shown on Exhibit 25 to subsection 33C-2(B). Airport properties excluded from this subzone shall be governed by Article XXXVII of Chapter 33 and not this chapter.*<br>*(e) PortMiami, or the "Port of Miami," which is the geographic area located within the CDMP's designated Regional Urban Center, commencing at the northeast intersection of Biscayne Boulevard and Port Boulevard, thence east along the north side of Port Boulevard to the perimeter of the Port of Miami, thence north/northeasterly, south/southeasterly, west/northwesterly, and northeast along said perimeter to Port Boulevard (encompassing the entirety of the Port of Miami lands, formerly Dodge, Lummus, and Sam's Islands), thence west along the south side of Port Boulevard to the eastern side of Biscayne Boulevard, thence north along the eastern side of Biscayne Boulevard to the point of beginning. The full legal description of the PortMiami boundaries is on file with the Department and with PortMiami's administrative office.*<br>*(f) Those portions of the City of Miami Urban Core, as defined in Section 33-84, that are east of I-95.*<br>*(g) Fisher Island.*<br>*(h) Properties within the North Corridor, other than County-owned properties, outside of the Miami Gardens RTZ Boundaries shown on Exhibit 26.*<br><br>*(2) Applicability to municipalities.*<br><br>*(a) For lands within the SMART Corridor Subzone, municipalities shall only be subject to the requirements set forth in this subsection (2).*<br><br>*(i) Except as provided in this section and Section 33C-5, and notwithstanding Section 33C-2 regarding County jurisdiction, for properties within the SMART Corridor Subzone that are located within a municipality, the applicable municipality shall continue to exercise jurisdiction over regulatory decisions, as that term is defined in subsection 33C-2(C)(1), water and sewer installations, street maintenance, and utility regulation, to the extent it otherwise exercises jurisdiction over those functions.*<br>*(ii) Municipalities shall retain jurisdiction over signage within their respective boundaries, subject to the minimum standards set forth in Article VI of Chapter 33.*<br><br>*(b) Each municipality shall, by ordinance, adopt its own zoning districts, its own enumeration of permitted uses and uses allowable after public hearing, and its own development standards satisfying the minimum floor-area ratio requirements of this section. Such ordinance may include, without limitation: protection of existing single-family neighborhoods from encroachment by incompatible development; exclusion of existing single-family or two-family neighborhoods from the Rapid Transit Zone; protection of individual properties and districts designated as historic, subject to the minimum standards set forth in Chapter* |

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| | *16A; and requirements that buildings meet LEED or other green building standards that promote ecological and resource-efficient construction or operations.*<br>*(c) Each municipality shall, by ordinance, adopt its own procedures for review and approval of zoning applications, including district boundary changes, special exceptions, unusual uses, and variances, or their municipal equivalents.*<br>*(d) Minimum floor-area ratio requirement. Notwithstanding any provision to the contrary, municipal zoning districts and development standards for all new development and redevelopment within urban centers and rapid transit activity corridors, as defined below and as applicable, shall provide at least the minimum floor area ratio specified within the applicable floor area ranges provided in subsection (C), except where such minimums would result in:*<br>*(i) Incompatible development encroaching into, or being established adjacent to or abutting, existing single-family or two-family neighborhoods; or*<br>*(ii) Existing single-family or two-family neighborhoods being required to redevelop; or*<br>*(iii) Development that is contrary to the requirements of a municipal historic preservation ordinance or Chapter 16A, as applicable, for a property or district that has been designated as historic pursuant to such historic preservation regulation.*<br>*(e) Time to comply.*<br>*(i) For the North Corridor, as shown on Exhibits 26 and 32, the affected municipalities shall have until July 31, 2023, within which to adopt standards and procedures pursuant to this section or demonstrate that their existing standards or procedures comply with the minimum standards of this section.*<br>*(ii) All other municipalities that exercise jurisdiction over real properties that are located wholly or partially within one-half mile of each of the SMART Plan Corridors identified on Exhibit 32, or within one mile of the East-West Corridor identified on Exhibit 32, shall have until July 31, 2024, within which to adopt standards and procedures as required by this section or demonstrate that their existing standards or procedures comply with the minimum standards of this section.*<br>*(iii) Each municipality shall submit its adopted development standards and procedures for properties within the Rapid Transit Zone to the County Mayor or County Mayor's designee within 30 days of adoption.*<br>*(f) Adoption of municipal SMART Plan Corridor zoning maps. The Board may, by resolution, designate for inclusion within the Rapid Transit Zone, as set forth in subsection 33C-2(B), a municipal map of lands that will be subject to the minimum floor-area ratio requirements of this section, which map has been adopted by municipal ordinance.*<br>*(B) Additional permitted uses. The following categories of additional uses shall be permitted in the SMART Corridor Subzone, either alone or in horizontal or vertical mixed-use developments, as defined in Section 33-1. Except where otherwise specified herein, uses shall be as defined in Section 33-284.83(B).*<br>*(1) Accommodation uses.*<br>*(2) General retail/personal service establishments.*<br>*(3) Professional business offices.*<br>*(4) Residential uses.*<br>*(a) Residential uses include group residential homes subject to requirements for the MC category and rooming houses subject to subsection 33-208(6).*<br>*(b) All developments with more than 4 residential units shall provide a minimum of 12.5 percent of their units as workforce housing units on the site of the proposed development.* |

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| | *(c) Workforce housing units above the minimum requirements of this section shall be entitled to such bonuses as are provided in the CDMP for "Density Bonus Programs for Affordable/Workforce Housing."*<br><br>*(5) Entertainment uses, except adult entertainment.*<br>*(6) Food/beverage establishments.*<br>*(7) Rental car facilities.*<br>*(8) Commercial parking garages and surface parking lots.*<br>*(9) Institutional or governmental uses, including civic uses, colleges, universities, trade schools, child-care facilities, religious facilities, and schools (K-12).*<br>*(10) Health care services, except hospitals.*<br>*(11) Public and private parks and open spaces.*<br>*(12) Industrial uses as permitted in Section 33-259, subject to the following requirements:*<br><br>*(a) Prior to being added to the RTZ District, the property on which an industrial use is proposed was designated on the land use plan or zoned for industrial uses; and*<br>*(b) The proposed industrial use is mixed with one or more other allowed uses, either in vertical or horizontal mixed-use developments.*<br><br>*(13) Other similar uses, as determined by the Director.*<br><br>*(C) Density, intensity, and building height. The County's CDMP provides different policies for development density and intensity for different areas within the SMART Corridor Subzone. Properties that are within the radius of a CDMP-designated urban center shall be governed by the CDMP policies for urban centers. Properties that are located outside of a CDMP-designated urban center shall be governed by the CDMP's policies for mixed-use development. Figure 1 graphically depicts the relationship between these areas. In accordance with those policies, the maximum density as measured by dwelling units per acre, maximum and minimum intensity as measured by floor-area ratio (FAR), and maximum building height shall be as set forth in the CDMP provisions.* |
| ***Section 33C-8.- Rapid transit zone district regulations for non-Metrorail development around certain stations within the City of Miami.*** | *(A) Purpose and intent. The purpose of these development standards is to provide guidelines governing the use, site design, building mass, parking, and circulation for all non-Metrorail Station development in the Rapid Transit Zone within the City of Miami around the Allapattah, Civic Center, **Culmer**, Vizcaya, Coconut Grove, and Douglas Road Metrorail Stations, with the intent of fulfilling the goals, objectives and policies of the County's Comprehensive Development Master Plan urban center text.*<br><br>*(C) Development Parameters. The following parameters shall apply to Rapid Transit Zone Station development provided such uses are compatible with transit uses and operations as determined by DTPW:*<br><br>*(3) Floor Area Ratio (F.A.R.). The floor area ratio for Rapid Transit Zone station development shall be as follows:*<br>*(a) Community Urban Centers (Civic Center Station; Coconut Grove Station; **Culmer Station**; the undeveloped portion of Douglas Road Station) shall have a minimum F.A.R. of 1.5.*<br><br>*(4) Density. The maximum densities for Rapid Transit Zone station development shall be as follows:*<br><br>*(a) Metropolitan Urban Centers: 250 units per net acre.*<br>*(b) Community Urban Centers: 125 units per net acre.*<br>*A 25% density bonus above the listed maximum urban center densities is permitted for residential rapid transit developments being designed for and having registered for certification for a Gold certification rating from LEED (Leadership in Energy and Environmental Design) or a similar organization accredited by the U.S. Green Building Council (USGBC). Residential developments being designed and having registered for certification for a Silver Certification rating from LEED or a similar organization* |

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| | *accredited by the U.S. Green Building Council (USGBC) are permitted a density bonus of 12.5% above the listed maximum urban center densities.*<br><br>*(5) Building Heights. The maximum building heights for all Rapid Transit Zone station development shall be as follows:*<br><br>*(a) Metropolitan Urban Centers: 25 stories (maximum — 7 stories pedestal, 13 stories tower, 5 stories penthouse)*<br>*(b) Community Urban Centers: 15 stories (maximum — 5 stories pedestal, 8 stories tower, 2 stories penthouse)*<br>*(c) The maximum building height for the Coconut Grove station shall be 250 feet provided the development is designed and has registered for certification for a Silver Certification rating from LEED or a similar organization accredited by the U.S. Green Building Council (USGBC).*<br><br>*All rapid transit development having been designed and having registered for a certification rating from LEED or a similar organization accredited by the USGBC is permitted an increase in the number of allowable stories as follows:*<br><br>*(a) Metropolitan Urban Centers: a total of 30 stories (maximum — 8 stories pedestal, 16 stories tower, 6 stories penthouse) with Silver Certification; 40 stories (maximum — 11 stories pedestal, 22 stories tower, 7 stories penthouse) with Gold Certification*<br>*(b) Community Urban Centers: a total of 20 stories (maximum — 6 stories pedestal, 11 stories tower, 3 stories penthouse) with Silver Certification; 25 stories (maximum — 7 stories pedestal, 13 stories tower, 5 stories penthouse) with Gold Certification.*<br><br>*Each story shall have a maximum height of 16 feet, as measured from floor to floor, except that a single story may have a maximum height of 30 feet, provided no mezzanine area exceeds 10% of the floor area of that story. Any height above 16 feet shall count as an additional story.* |
| ***Section 33-311(A)(3) Special Exception, Unusual and New Uses.*** | ***Special exceptions*** *(for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.* |
| ***Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations*** | *Upon appeal or direct application in specific cases, the Board shall hear and grant applications for* ***non-use variances*** *from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.* |

*Building and Neighborhood Compliance*

***ENFORCEMENT HISTORY***

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| UBC MIAMI, LLC | 1136 NW 8 AVE<br>1157 NW 11 ST<br>**MIAMI-DADE COUNTY, FLORIDA.** |
| **APPLICANT** | **ADDRESS** |
| Pending | Z2024000272 |
| **DATE** | **HEARING NUMBER** |

**FOLIO: 01-3135-019-2000/01-3135-019-2020/01-3135-019-1990/01-3135-019-2030**

**REVIEW DTE OF CURRENT ENFORCEMENT HISTORY:**
August 26, 2025

**NEIGHBORHOOD REGULATIONS OPEN:**
**Folio No.s: 01-3135-019-2000/01-3135-019-2020/01-3135-019-1990/01-3135-019-2030**
There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**
**Folio No.s: 01-3135-019-2000/01-3135-019-2020/01-3135-019-1990/01-3135-019-2030**
There are no open or closed cases in BSS.

**VIOLATOR:**
UBC MIAMI, LLC

**OUTSTANDING LIENS AND FINES:**
There are no outstanding liens or fines.

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 4, 2025

**To:** Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

**From:** Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

**Subject:** Z2024000272-4th Review
UBC Miami, LLC
1136 NW 8th Avenue
Special Exception for a general development plan pursuant to section 33C-3.1(B)(3) and NUV to permit ground floor to be developed without habitable liner, including parking garage for a multifamily development with workforce housing units.
(RTZ Subzone) (0.76 acres)
35-51-41

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The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, public water and sanitary sewers are currently abutting the subject property. Pursuant to the Code the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Official Records: Book 34768 Page 1320.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida

Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

*Please be advised, DERM review, and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

**Conditions of Approval: None**

Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 25-year, 6-hour storm event per section 24-42.8(4)(c)(i)(3) of the Code.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

**Conditions of Approval: None**

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (tree with a trunk diameter at breast height of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

A tree disposition plan entitled "1136 NW 8 AVE" prepared by Walk Landscape + Urban Design and dated as received by Miami-Dade County on June 25, 2025, shows the proposed removal of several specimen trees; however, DERM staff has determined that the removal of the specimen trees is allowable pursuant to section 24-49.2(II) of the Code. DERM has no objection to this application provided that the applicant obtains a tree permit and that all conditions of the tree permit are adhered to once it is issued.

The applicant is advised to contact the Tree and Forest Resources Section at (305)372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

**Conditions of Approval: Issuance of a tree removal permit in compliance with section 24-49.2 of the Code.**

DERM Enforcement History Review

The subject property has no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** May 27, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

**From:** Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department

**Subject:** Zoning Application Comments - Culmer Station - RTZ
Application No. Z2024000272 (Revision No.1) - Pre-App. Z24P-181, Previous Zoning Z25-069

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or Verification form will be required.

Application Name: Culmer Station – RTZ

Location: The proposed project is located on approximately 0.76 gross acres at 1136 NW 8th Avenue with Folio Nos.01-3135-019-2000, 01-3135-019-1990, 01-3135-019-2020 and 01-3135-019-2030, within the Culmer Metrorail Station Community Urban Center (CMSCUC), in the City of Miami.

Proposed Development: The applicant is requesting a Special Exception application for a general development plan pursuant to Section 33C 3.1(B)(3) and a non-use variance of Section 33C-8(C)(6) of the Code in order to develop the property with 142 Apartment units (Hight Density) and 700 Commercial space.

The estimated total water demand for the proposed project will be 19,240 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Hialeah-Preston Water Treatment System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

Per WASD's Letter of Availability (LOA) No. 2025 - 2505, issued on March 10, 2025, this project is considered a high density development and a 12-inch water main is required to fully abut the property on at least one side, per WASD's Rules & Regulations, and this requirement has not been met.

Therefore, the developer may connect to a 12-inch water main (E-30258D00A-2) in NW 8th Avenue near the northeast corner of the property and extend a 12-inch water main southerly in NW 8th Avenue to NW 11th Street RD, (to fully-abut the property), and interconnect to a 6-inch water main (E-7709-1) at that location.

AND: Cut, Plug, and Abandon the old water main along the proposed water main to comply with WASD, DERM, and the Public Works Department.

AND: If the proposed development requires or proposes FIRE hydrant(s)/ FIRE line(s)/ water service(s) in NW 11th Street RD., then continue the afore said proposed 12-inch water main westerly/ northwesterly in NW 11th Street RD. to a point as required to provide service(s).

AND Important: The 2nd point of connection would require further extension of the proposed 12-inch water main in NW 11th Street RD, then northwesterly in NW 11th Street RD to NW 8th Court, and interconnect to an 8-inch water main (E- 10586-1) at that location.

AND: Cut, Plug, and Abandon the old 2-inch water main (E-519-1) along the proposed water main to comply with WASD, DERM, and the Public Works Department.

Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1,

2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program, please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per said LOA, the old, 1926 City of Miami sewer as-built No. ES-4202-1 shows multiple sewer laterals in NW 8th Avenue for the subject property. In addition, the old, 1919 City of Miami sewer as-builts No. ES-4240-1 and No. ES-4241-1 show multiple sewer laterals in NW 11th Street RD, for the subject property. WASD requires the sewer connection(s) to comply with current WASD standards & specifications, like CUTTING AND CAPPING UNUSED EXISTING SEWER LATERALS, and like installing a WASD clean-out for WASD's sewer lateral(s). Please refer to WASD's Standards & Specifications and procedures.

The subject property is currently being served by WASD. If this development requires or proposes a new connection, then connect to any of the abutting gravity sewer mains: A 10-inch gravity sewer in NW 8th Avenue and/or a 12-inch gravity sewer in NW 11th Street RD (Sewer As-built Record Nos. ES-4202-1, ES-4240-1, and ES-4241-1 dated 1926 and 1919).

*Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) of said P.S. from 6.14 hrs. to 6.14 hrs. Currently, PS No. 1 is in OK Moratorium Code Status and Unconditional Allocation is Allowed.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders,

judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 18, 2025

**To:** Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department

**From:** FOR: Raul A. Pino, PLS, Division Chief
Regulatory and Economic Resource Department

**Subject:** DIC 24-272
Name: UBC Miami, LLC
Section 35 Township 53 South Range 41 East

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I. PROJECT LOCATION:

The property is located at 1136 NW 8 Avenue.

II. APPLICATION REQUEST:

This application is proposing to develop a 20-story project consisting of 142 multi-family residential units, including 18 workforce Housing Units includes a total of 263,880 square feet of floor area, 700 square feet of commercial area, 4,025 square feet of open space, a gym amenity, and a 163 space parking garage.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from east to west is provided by NW 11 Street Road and from north to south is provided by NW 8 Avenue.

IV. RECOMMENDATION:

**The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.**

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

**48 PM** Peak Hour trips are generated by the proposed development of 142 multifamily units and 1,320 square feet of retail use.

*Please note that this application meets the traffic concurrency criteria because it lies within the urban infill area and a municipality where traffic concurrency does not apply.*

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

B. Cardinal Distribution

| | | | |
|---|---|---|---|
| North | 33 % | East | 15 % |
| South | 19 % | West | 33 % |

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

**Station F-1146** located on NW 12 Avenue north of NW 21 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,625** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1146** with its PHP and assigned vehicles is at LOS **"D"**. The **16** vehicle trips generated by this development when combined with the **1,625** and those previously approved through Development Orders, **0**, equal **1,641** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

**Station F-5005** located on NW 7 Avenue south of NW 21 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,876** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5005** with its PHP and assigned vehicles is at LOS **"D"**. The **8** vehicle trips generated by this development when combined with the **1,876** and those previously approved through Development Orders, **0**, equal **1,884** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

**Station F-5003** located on NW 7 Avenue north of NW 6 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,585** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5003** with its PHP and assigned vehicles is at LOS **"D"**. The **9** vehicle trips generated by this development when combined with the **1,585** and those previously approved through Development Orders, **0**, equal **1,594** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

**Station F-5012** located on NW 12 Avenue north of Flager Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,076** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5012** with its PHP and assigned vehicles is at LOS **"D"**. The **8** vehicle trips generated by this development when combined with the **2,076** and those previously approved through Development Orders, **0**, equal **2,084** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

**Station 9350** located on NW 10 Street east of NW 7 Avenue, has a maximum LOS **"E+20"** of **1,969** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **235** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9350** with its PHP and assigned vehicles is at LOS **"C"**. The **7** vehicle trips generated by this development when combined with the **235** and those previously approved through Development Orders, **0**, equal **242** and will cause this segment to remain at LOS **"C"** whose range is up to 707.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. SITE PLAN CRITIQUE:

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 8 thru 20, Block 12, Plat Book 2, Page 13. A Unity of Title approved by the Platting and Traffic Review Section will be required.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

# Memorandum

MIAMI-DADE COUNTY

**Date:** May 22, 2025

**To:** Eric Silva, Assistant Director
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

**Subject:** Z2024000272

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The Miami-Dade Fire Rescue Department has **no objection** to request for special exception approval for the RTZ General Development Plan uploaded in "EnerGov" on 5/23/2025. Note this projection is situated within the City of Miami Fire Department's response area. Therefore, kindly coordinate fire department access and apparatus set-up site requirements with their Fire Prevention Division. For your reference and convenience, the main number to their Fire Prevention Division is 305-416-1600.

Please note that the address and/or the floor plan orientation may need to be updated. 1136 NW 8 Ave is the listed address however the plans and the primary/main frontage appear to be off of NW 11 Street Road. Per City of Miami Fire Department's requirements, the building address must match the proper main and functional frontage/entrance of the building.

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

# Memorandum

**Date:** June 2, 2025

**To:** Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

**From:** Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

**Subject:** Review of DTPW Project No. Z2024000272
UBC Miami, LLC
DTPW Project No. OSP173

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**Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:**

**PROJECT LOCATION:**

The property is located at 1136 NW 8th Avenue, Miami, FL, 33136, Miami, Florida, Miami-Dade County, Florida.

**CONDITIONS/RECOMMENDATIONS:**

## I. Infrastructure Planning Division:

### A. Conditions

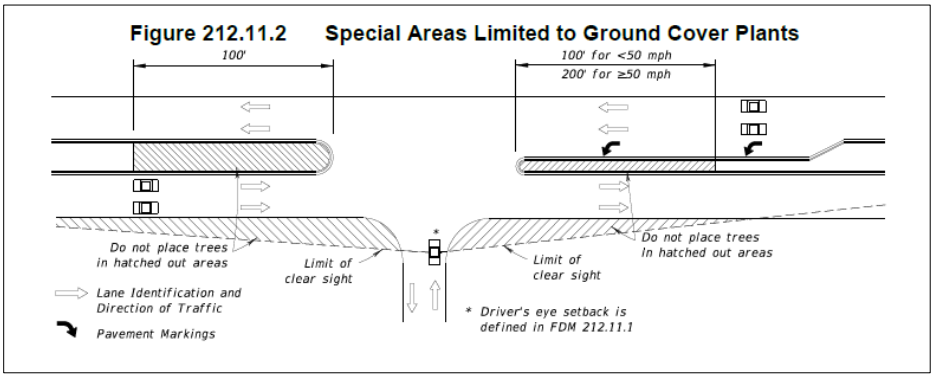
1. The Applicant shall ensure that the sidewalk along NW 8th Avenue and NW 11th Street Rd. be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to the existing bus stop.
2. The applicant shall provide pedestrian circulation plans and a traffic study that, includes:
    a. The applicant shall provide a well-lit, enhanced crosswalk across NW 11th Street Rd. to clearly delineate where pedestrians should be and connect to the Culmer Metrorail station, subject to the review of TED.
    b. It is also recommended that the applicant table this part of the street so that it is a more pleasant pedestrian experience for the neighborhood. This will promote walkability to the bus stops and train stations mentioned in the Project Description section of this Memo.
    c. Applicant is recommended to reach out to DTPW to discuss the possibility of making the connection from the proposed building to the existing Metrorail station a more pedestrian friendly experience.

3. Due to the proposed density of the project, the applicant shall provide dedicated spaces for the addition of bicycle and micro-mobility device parking near the entrances to the residential building.
    a. Wave-style bicycle racks are discouraged. DTPW recommends the use of inverted-u style bicycle racks.
4. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all existing transit options are provided.

## II. Traffic Engineering Division

### A. Conditions

1. This development is approved for the construction of a 20-story building consisting of 142 multi-family residential units, including 18 Workforce Housing Units. Access to the on-site parking garage ramp is provided via two connected, two-way driveways along NW 11th Street Road, which also serve the loading area. The project is located directly across from the Culmer Metrorail Station and does not include any gates or valet services. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. Installation of a midblock pedestrian crosswalk along NW 11th Street Road to provide a clear and safe connection between the development, the Culmer Metrorail Station, and the Mpath. The design shall include advanced warning signs with supplemental panels ahead of the crossing, along with adequate lighting levels. Crosswalk illumination must comply with the requirements outlined in FDM Sections 222 and 223.
3. Delivery and loading vehicles shall be able to maneuver into and out of the on-site loading area without causing conflicts or obstructing traffic on NW 11th Street.
4. According to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.




**If you have any questions concerning the conditons, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.**

**If you have any questions concerning the overall review conditions, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.**

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER

## RODRIGUEZ, IVAN M

**From:** RODRIGUEZ, IVAN M
**Sent:** Monday, July 14, 2025 1:50 PM
**To:** diazc@gtlaw.com
**Cc:** Simon, Nathaly; Garcia, Jeannette C.; Concurrency Management; 'Angleton, Kathryn'; Shedd, Ryan; HERRERA, ANA I; Connally, Ronald (RER); Stillings, Noel (RER)
**Subject:** School Concurrency Determination for UBC Miami LLC (Z2024000272) SP0125041700213
**Attachments:** UBC Miami LLC (Z2024000272) SP0125041700213.pdf

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and, as such, capacity has been reserved for a one-year period, under Master Concurrency Number MA0125041700213 (This application is under Miami-Dade County RTZ SMART Corridor Subzone).

The reservation term for this Site Plan will expire on June11, 2026. Concurrency reservation may be extended for additional one-year periods, provided: 1) Miami-Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by Miami-Dade County.

Should you have any questions, please feel free to contact us at 305-995-7285.


Ivan M. Rodriguez
**Director**
**Growth Management**
Office of Governmental Affairs & Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4501

# Concurrency Management System (CMS)

**Miami-Dade County Public Schools**

## Miami-Dade County Public Schools

***Concurrency Management System***

**School Concurrency Determination**

| | | | |
|---|---|---|---|
| MDCPS Application Number: | **SP0125041700213** | Local Government (LG): | **Miami** |
| Date Application Received: | **4/17/2025 2:07:10 PM** | LG Application Number: | **Z2024000272** |
| Type of Application: | **Site Plan** | Sub Type: | **Redevelopment** |

Applicant's Name: **UBC Miami LLC (Z2024000272)**
Address/Location: **1136 NE 8 AVE**
Master Folio Number: **0131350192000**
Additional Folio Number(s): ***0131350191990, 0131350192030, 0131350192020,***

PROPOSED # OF UNITS **142**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **142**

| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|---|---|---|---|---|---|---|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 1441 | PAUL LAURENCE DUNBAR K-8 CENTER (ELEM COMP) | -34 | 12 | 0 | NO | Current CSA |
| 1441 | PAUL LAURENCE DUNBAR K-8 CENTER (ELEM COMP) | 0 | 12 | 0 | NO | Current CSA Five Year Plan |
| 1442 | PAUL LAURENCE DUNBAR K-8 CENTER (MID COMP) | 0 | 5 | 0 | NO | Current CSA |
| 1442 | PAUL LAURENCE DUNBAR K-8 CENTER (MID COMP) | 0 | 5 | 0 | NO | Current CSA Five Year Plan |
| 6361 | JOSE DE DIEGO MIDDLE | 0 | 5 | 0 | NO | Current CSA |
| 6361 | JOSE DE DIEGO MIDDLE | -37 | 5 | 0 | NO | Current CSA Five Year Plan |
| 7791 | BOOKER T WASHINGTON SENIOR | 0 | 6 | 0 | NO | Current CSA |
| 7791 | BOOKER T WASHINGTON SENIOR | 0 | 6 | 0 | NO | Current CSA Five Year Plan |
| **ADJACENT SERVICE AREA SCHOOLS** | | | | | | |
| 801 | CITRUS GROVE K-8 CENTER (ELEM COMP) | 125 | 12 | 12 | YES | Adjacent CSA |
| 6011 | GEORGIA JONES-AYERS MIDDLE | 333 | 5 | 5 | YES | Adjacent CSA |
| 7301 | MIAMI EDISON SENIOR | 588 | 6 | 6 | YES | Adjacent CSA |
| *An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice). | | | | | | |

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

| | | | |
|---|---|---|---|
| Master Concurrency Number: | MA0125041700213 | Total Number of Units: | 142 |
| Issue Date: | 6/11/2025 8:00:10 PM | Expiration Date: | 6/11/2026 8:00:10 PM |
| Capacity Reserved: | Elementary:12 / Middle:5 / Senior: 6 | | |

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

**Date:** August 6th, 2025

# Memorandum

MIAMI-DADE COUNTY

**To:** Eric Silva, Assistant Director
Development Services Division
Director, Regulatory and Economic Resources Department (RER)

**From:** Alejandro Zizold, PROS Chief of Planning, Research and Grants
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Alejandro Zizold

**Subject:** Z2024000272 - Culmer Station RTZ Version 3 (Associated Applications: Z2024P00181). Based on revised plans submitted on May 23, 2025.

---

**Applicant Name:** Mario Garcia-Serra / Bobby Behar on behalf of UBC Miami, LLC.

**Project Location:** The applicant site is located on ±0.55- located at 1136 NW 8 Avenue, across the street from the Culmer Metrorail Station, in City of Miami (Folios: 01-3135-019-2000, 01-3135-019-1990, 01-3135-019-2020, and 01-3135-019-2030). The subject property is part of the RTZ SMART Corridor Subzone.

**Proposed Development:** The applicant seeks a zoning application review for a Special Exception application for a general development plan pursuant to Section 33C-3.1(B)(3) to develop the property in accordance with the standards applicable to other County Urban Centers. The Applicant is proposing to develop a 20-story project consisting of 142 multi-family residential units (the "Project"), including 18 Workforce Housing Units ("WHU") pursuant to Section 33C-8(C)(1)(b) of the Code. The Project includes a total of 263,880 square feet of floor area, 700 square feet of commercial area, 4,025 square feet of open space, a gym amenity, and a 163-space parking garage.
The Project proposes to promote pedestrian and cyclist-friendly community that reduces the number of cars contributing to ongoing traffic congestion in the area, while providing convenient transit access to other areas of the County.
Additional requests:

- A non-use variance of Section 33C-8(C)(6) of the Code to permit the ground floor to be developed without a habitable liner along the entire building, including the parking garage.

**Current Park Benefit District Area Conditions**: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 are shown on the attached map in Figure 1.

The development will be within 0.5 mile from the Miami-Dade County proposed Miami River Greenway, and Overtown Greenway. The Overtown Greenway is an envisioned greenway that will improve access to the Biscayne Bay and the Miami River and assist in the revitalization of Miami's historic Overtown neighborhood. While the proposed Miami River Greenway, will transform 21.1-miles, with non-motorized, multi-use greenway along the historic Miami River which will connect to the existing Snake Creek Trail and Krome Path

County-owned local parks that are within three miles of the subject application are described below in Table A.

| NAME | ADDRESS | CLASSIFICATION | ACRES | TYPE |
|---|---|---|---|---|
| OLINDA PARK | 2101 NW 51 ST | COMMUNITY PARK | 6.40 | LOCAL |
| MARVA Y BANNERMAN PARK | 4830 NW 24 AVE | COMMUNITY PARK | 3.92 | LOCAL |
| MELROSE PARK | 3050 NW 35 ST | NEIGHBORHOOD PARK | 3.40 | LOCAL |

**Impact and Demand:** The applicant site is located within the City of Miami and therefore the County's Level of Service Standards do not apply. There are several parks larger than 5-acres within the 3-mile radius from the application area including, Bicentennial Park, Charles Hadley Park, Grapeland Heights Park, Curtis Park Sport Complex, Moore Park, Margaret Pace Park, E.G. Sewell Park, Theodore Gibson Park Recreation, Juan Pablo Duarte Park, Shenandoah Park/Pool, Fern Isle Park, Town Park, Lummus Park, and Roberto Clemente Park.

**Please coordinate with the City of Miami's Park Department for provision of recreation open space and bicycle parking spaces to meet the local park level of service needs.**

**Additional Impacts on Public Facilities and Services:** While the proposed development is located within the Miami-Dade County's RTZ SMART Corridor Subzone, this particular development has no impact on Miami-Dade County's park facilities, and therefore PROS has no additional considerations for community benefit. **Contact the Department of Transportation and Public Works (DTPW) to further understand their requirements for Community Benefit as it pertains to impacts on Culmer Metrorail Station and its facilities.**

**Recommendations:** PROS recognizes the comments incorporated into this zoning application, offers the following recommendations and requests for additional information regarding this project:

- **PROS recommends the applicant coordinate with DTPW to provide safe access from the development to the Culmer Metrorail Station.**
- Provide a Site Plan Circulation Plan to show how the applicant is proposing safe pedestrian circulation systems per Sec. 33C-3.1(C)(5), including (c) Provisions for first and last mile connections to transit, including micromobility or bicycle facilities, rental, or parking.
- PROS recommends that the applicant considers design elements that encourage usage and connectivity between the project, its commercial use, the surrounding neighborhood and the Culmer Metrorail Station. Identify the total number of bicycle parking provided and identify all the proposed elements that would be included in the facility. PROS recommends elements such as bicycle repair stations, covered bike racks by the commercial use entrance, water fountain, etc. **PROS requests that the applicant coordinates a meeting with the Department to explore this recommendation further.**
- Indicate on plans the recreational amenity elements and private open space elements that are being proposed. PROS recommends the applicant to incorporate various common space and open space types, varying from active to passive recreational spaces for the residents of the 142 dwelling units, to promote sustainable communities, and the health and wellness of residents per Miami-Dade County OSMP, Objective ROS-8 from Miami-Dade County Recreation & Open Space Element, and as suggested in the Miami-Dade County's Urban Design Manual, Volume I, page 28-31.
- Please consider providing street trees as mature as feasible upon installation along N.W. 8th Avenue, N.W. 11th Street and N.W. 11th Street Road, to offer immediate shade, aid in mitigation of the urban heat island effect, to promote sustainable communities, and the health and wellness of residents per Miami-Dade County OSMP, Objective ROS-8 from Miami-Dade County Recreation & Open Space Element, and as suggested in the Miami-Dade County's Urban Design Manual, Volume I, page 28-31.
- Replace palms with shade trees as feasible to mitigate major heat gain from sun exposure. Palms provide shade when clustered, they are best used in areas that require little or no shading. This is indicated in Miami-Dade County's Urban Design Manual, Volume I, page 69.

These recommendations are based on the following policies and objectives of the Recreation and Open Space, Land Use Element and Community Health and Design Element of the Comprehensive Development Master Plan (CDMP):

> Objective ROS-1 *Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.*
>
> Objective ROS-2 *Require the availability of adequate local recreation open space as a condition for the approval of residential development orders, and maintain an adequate inventory of recreational areas and facilities through 2017.*
>
> ROS-3B *The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade*

*Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.*

Objective ROS-8 *The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.*

Policy LU-7B *It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.*

Objective CHD-1 *Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.*

Policy CHD-1A *Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.*

Policy CHD-1C *Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.*

Policy CHD-1F *Adopt and implement by 2014 high-quality streetscape design standards and façade treatments to reflect the character of the community to attract pedestrian activity.*

Objective CHD-2 *Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.*

Policy CHD-2B *Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.*

Policy CHD-3A *Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.*

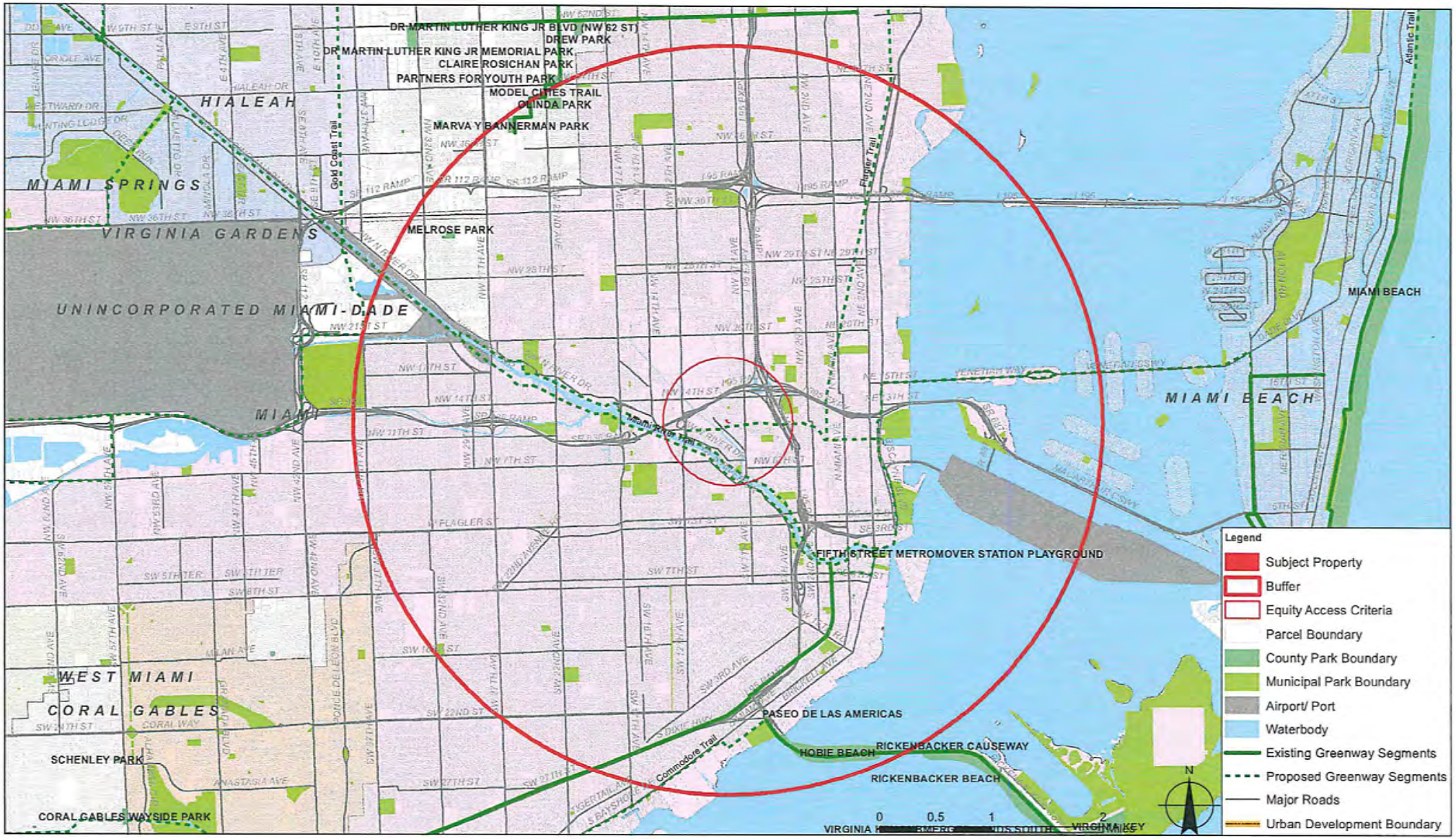
Based on our findings and recommendations described herein, **PROS has no objection to this application.** Once the information above has been provided, PROS will offer further review

Should you have any questions, or if you need any additional information or clarification on this review, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: rk icg RK

Attachment

# FIGURE 1: Z2024P00181 - CULMER STATION - RTZ
# MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



# Memorandum

MIAMI-DADE COUNTY

**Date:** August 21, 2025

**To:** Eric Silva, Assistant Director
RER Development Services

**From:** Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

**Subject:** DIC Z24-272
UBC Miami, LLC
MDAD DN-25-02-4606

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As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of DIC Application Z24-272. The applicant, UBC Miami, LLC, seeks a Special Exception for a proposed RTZ development of a 20-story project consisting of 142 multi-family residential units, including 18 Workforce Housing Units. The .76-acre property is located at 1136 NW 8th Avenue in Miami-Dade County and is further identified as Folio Nos. 01-3135-019-2000, 01-3135-019-1990, 01-3135-019-2020, and 01-3135-019-2030.

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). **As such, the applicant is required to receive an MDAD-issued Airspace / Land Use Letter of Determination prior to administrative site plan review.** In addition, an MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: https://www.miami-airport.com/facilities_development.asp. The checklist explains the airspace review process and requirements.

In accordance with Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure reaching or exceeding 200 feet AGL. The applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov). **Please note, FAA determinations are a pre-requisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

This determination does not constitute MDAD approval or disapproval of the physical development or use involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and the safety of persons and property on the ground based on the information provided and the representations made by the applicant's attorney and representatives. Any proposed structure(s) and uses are required to comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

AR/rb

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office

# Memorandum

**Date:** August 28, 2025

**To:** Eric Silva, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

**From:** Rosie Cordero-Stutz, Sheriff
Miami-Dade Sheriff's Office

**Subject:** Review – Zoning Application – Case: No. Z2024000272
UBC Miami, LLC.

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**APPLICATION:**

The applicant, UBC Miami, LLC., is requesting to develop a 20-story building consisting of 142 multi-family residential units. The .76-acre property is located at 1136 NW 8 Avenue in incorporated, Miami-Dade County, Florida.

**CURRENT POLICE SERVICES:**

The project is in the City of Miami and serviced by the Miami Police Department, located at 400 NW 2nd Avenue, Miami, FL 33128.

**APPLICATION REVIEW:**

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess potential impacts on MDSO resources, particularly in relation to proposed zoning modifications. This application is requesting to develop a 20-story building consisting of 142 multi-family residential units.

Current data on police staffing, population, and crime/calls-for-service trends were analyzed to evaluate any anticipated changes. As this development falls outside of MDSO's jurisdiction, our Agency does not anticipate any impact on its resources and has no further comments regarding the proposed zoning modifications.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning & Special Projects Office, at 305-471-2167, or via e-mail at gbd@mdso.com.

RCS/jhb

# Memorandum

MIAMI-DADE COUNTY

**Date:** 08/26/2025

**To:** Eric Silva, AICP, Assistant Director
Regulatory and Economic Resources Department

**From:** Achaya Kelapanda, Deputy Director of Operations
Department of Solid Waste Management *Achaya Kelapanda*

**Subject:** 1136 NW 8th Avenue (Z2024-000272)

---

The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

**Application:** The applicant, UBC Miami, LLC is requesting firstly a Special Exception application for a general development plan pursuant to Section 33C 3.1(B)(3) and secondly, a non-use variance of Section 33C-8(C)(6) of the Code to permit the ground floor to be developed without a habitable liner along the entire building, including the parking garage. The Applicant is proposing to develop a 20-story project consisting of 142 multi-family residential units (the "Project"), including 18 Workforce Housing Units ("WHU") pursuant to Section 33C-8(C)(1)(b) of the Code.

**Size:** The subject property is approximately .76 gross acres in size.

**Location:** The property is located at 1136 NW 8th Avenue, in unincorporated Miami-Dade County.

**Analysis:**

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida), a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2023, which is valid through September 30, 2024, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is a Solid Waste Transfer Station (Central) within about .7 miles of the subject property.

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would most likely meet the definition of a "multi-family establishment". Per the Code, the following is required of multi-family establishments located in unincorporated Miami-Dade County: "Every commercial and multi-family residential establishment shall utilize the solid

waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services. While the DSWM can provide waste collection services, multi-family and commercial establishments most typically work with a permitted private hauler to provide both waste and recycling in one contract.

Should any units developed as a part of this project be similar to a townhome, villa or rowhouse (and which are then more likely meet the definition of "residential unit" as provided in the Code) will receive waste collection service from the DSWM, in a manner best suited to the layout and configuration of the development.

3. Recycling

**Section 15-2.2b** of the Code states that the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation. Applicants are required to incorporate adequate space in their building plans to accommodate the recycling program (i.e., somewhere for residents to store recycling containers).

**Sec. 15-4(2)(a)** Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for multi-family properties may be found on the website at http://www.miamidade.gov/solidwaste/multifamily-recycling.asp.

As previously noted, should any units developed as a part of this project be similar to a townhome, villa, or rowhouse (and which are then more likely to meet the definition of "residential unit" as provided in the Code), they may also receive recycling collection service from the DSWM.

4. Recycling and Waste Storage/Setout Considerations

**Section 15-4** of the Code requires that plans for storage and collection of solid waste and recycling be adequate before a building permit may be issued. Site plans must address location, accessibility, number, and adequacy of solid waste and recyclable materials collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste and recyclable materials are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49-foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

All alleyways designed with utilities, including waste collection, provided at the rear of the property, should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.

# Memorandum

MIAMI-DADE COUNTY

**Date:** April 15, 2025

**To:** Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

**From:** Jeff Ransom, Historic Preservation Specialist
Department of Regulatory and Economic Resources

**Subject:** Lower DIC Review Z2024-000272 UBC Miami, LLC.

---

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Miami-Dade County has planning, zoning, and permitting jurisdiction for these sites through County Codes 33C-2 and 33C-15. This includes historic preservation jurisdiction. Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The application area is located within an area evaluated as having high probability for archaeological significance.

Condition for Approval:
The OHP shall require a Certificate to Dig (CTD) permit for a phase I archaeological survey of the project area and a report submitted for review by OHP staff prior to commencement of construction work. Additionally, all initial ground disturbing construction work shall be monitored by an archaeological consultant who shall submit an archaeological monitoring report to the OHP within 30 days of the completed work. Additional archaeological investigations may be required if significant archaeological features or deposits are identified. If unmarked human remains are encountered, the guidelines of State Statute 872.05, Florida's Unmarked Human Burial Law, shall apply. All ground disturbing work in the area of the discovery shall cease and the State and County Archaeologists notified.

For any questions and to obtain a CTD permit, please contact Jeff Ransom at (305) 375-3412 or via email at jeff.ransom@miamidade.gov.

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 27, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services Division
Regulatory and Economic Resources (RER)

**From:** Amina N. Newsome, HCD Division Director AN
Housing & Community Development (HCD)

**Subject:** Zoning Application Comments
Application No.: Z2024000272
Applicant: UBC Miami, LLC
Location: 1136 NW 8 Ave
Folio No(s).: 01-3135-019-2000, 01-3135-019-1990, 01-3135-019-2020, 01-3135-019-2030

---

Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This is not an Infill Housing Program property.

For assistance with HCD programs, please contact the following:

- Workforce Housing Agreements/Rental Regulatory Agreements/Compliance: Phyllis Tynes - (786) 469-4167 or Phyllis.TynesSaunders@miamidade.gov
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa/Mayra Diaz - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra.Diaz2@miamidade.gov

Cc: Maria Elena Cedeno, Principal Planner, RER
Susan Furney, Development Services Intake Manager, RER




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2024000272

**Section: 35 Township: 53 Range: 41**
**Applicant: UBC Miami, LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

Subject Property Case

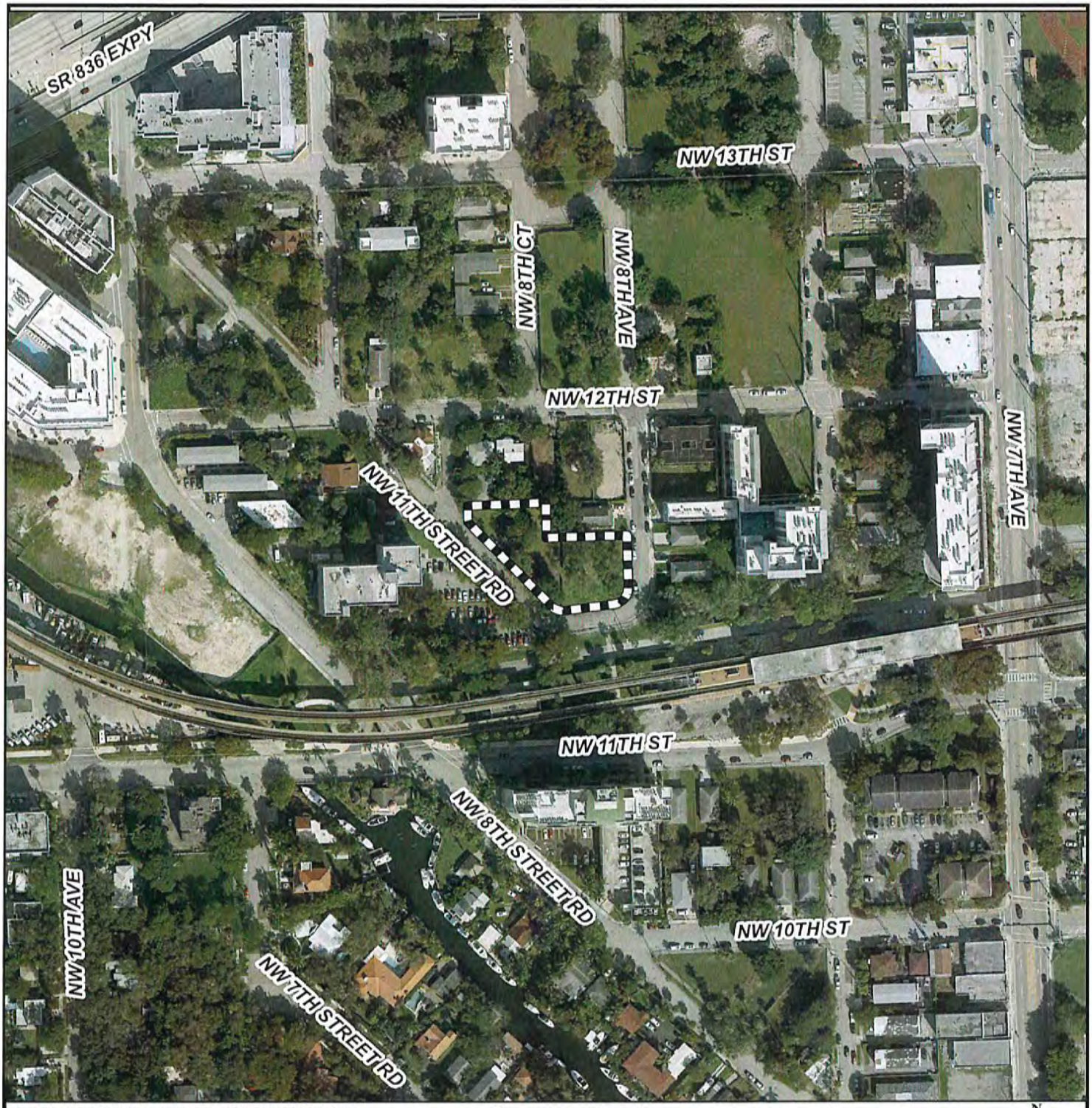
Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 13, 2025

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

**AERIAL YEAR 2024**

**Process Number**

## Z2024000272

**Legend**

Subject Property

N
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**Section: 35 Township: 53 Range: 41**
**Applicant: UBC Miami, LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 13, 2025

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

**RADIUS MAP**

**Process Number**

**Z2024000272**

**RADIUS: 2640**

**Section: 35 Township: 53 Range: 41**
**Applicant: UBC Miami, LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

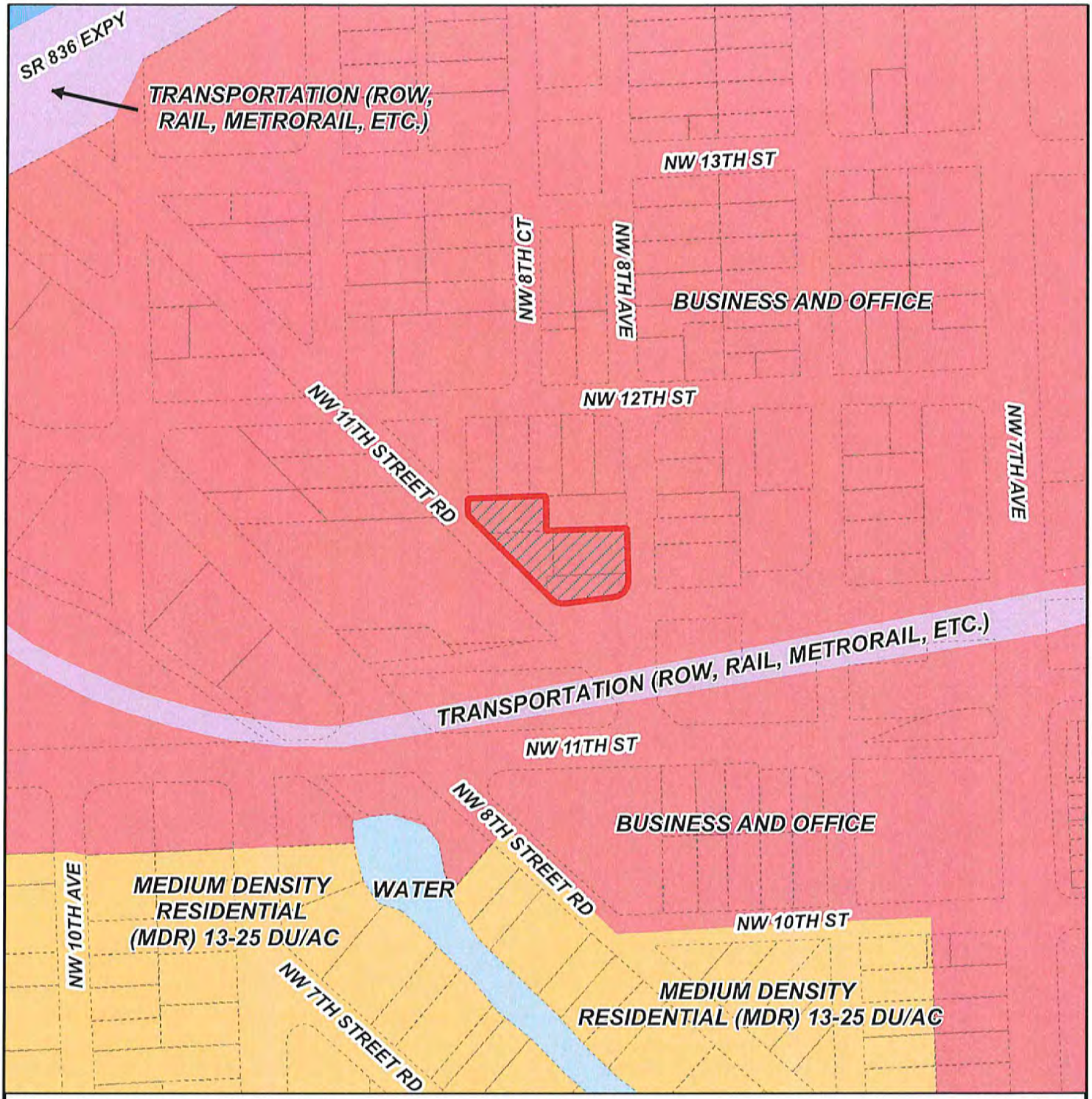
- Subject Property
- Buffer
- Property Boundaries

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W E
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 13, 2025

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

CDMP MAP

Process Number

## Z2024000272

N
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**Legend**

Subject Property Case

**Section: 35 Township: 53 Range: 41**
**Applicant: UBC Miami, LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 3**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 13, 2025

| REVISION | DATE | BY |
|---|---|---|
| | | |

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA




BUS STATION

CULMER METRORAIL STATION

SITE

LOCATION MAP

SCALE: NTS

BEHAR · FONT

SEAL:

Digitally signed by Roberto Behar
Date: 2024.11.25 11:49:18-05'00'

ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ

1139 N.W. 8TH AVE.
MIAMI, FLORIDA 33136

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DATE: 11-08-2024
PROJECT NO: 24-012
DRAWING NAME:
SHEET NO.
CP-1.0.1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA


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12





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7

SITE

CONTEXT IMAGES
SCALE: NTS

BEHAR-FONT PARTNERS, P.A.

SEAL:

ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1136 N.W. 6TH AVE.
MIAMI, FLORIDA 33136

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DATE: 11-26-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
CP-1.0.2

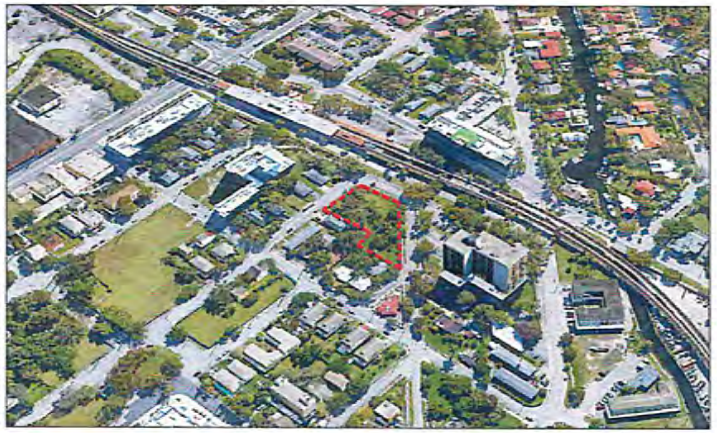
RECEIVED
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PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA



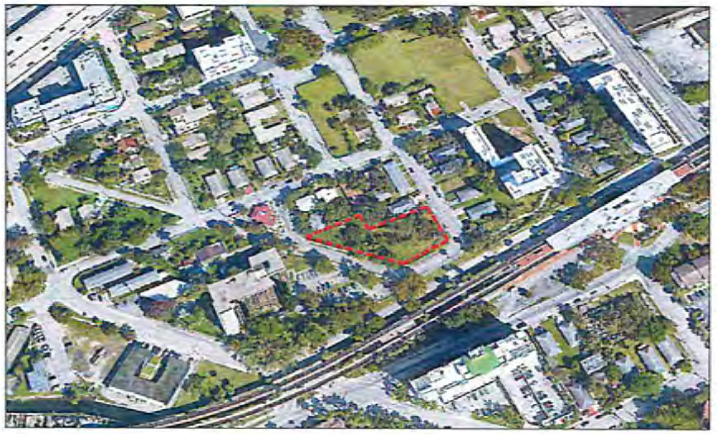
VIEW FROM NORTHEAST
SCALE: NTS



VIEW FROM SOUTHEAST
SCALE: NTS



VIEW FROM SOUTHWEST
SCALE: NTS



VIEW FROM NORTHWEST
SCALE: NTS

SITE

AERIAL PHOTOGRAPHS
SCALE: NTS

BEHAR-FONT

SEAL:

ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1109 NW 8TH AVE
MIAMI, FLORIDA 33136

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PROJECT NO: 24-013
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DATE: FEB 12 2025
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SITE PLAN / GROUND FLOOR Copy 1
SCALE: 3/32" = 1'-0"

BEHAR-FONT
ARCHITECTURE - PLANNING - INTERIORS
CORAL GABLES - ATLANTA

SEAL:

Digitally signed by Roberto Behar
Date: 2024.11.25 11:52:51-05'00'

ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33136

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DATE: 11-05-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
A-1.01

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA

## ZONING INFORMATION

CULMER STATION RTZ

PROPERTY ADDRESS:
1135 N.W. 8TH AVE, MIAMI, FLORIDA 33136

LEGAL DESCRIPTION:

LOTS 8, 9, AND 10, LESS THE WEST 10 FEET, OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOTS 11 AND 12, IN BLOCK 12, OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, LESS THE PART CONVEYED TO MIAMI DADE COUNTY FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 12, SUCH POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 87 DEGREES 52' 05" EAST ALONG THE SOUTH LINE OF SAID LOT 12 FOR 108.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 12 DEGREES 57' 13" WEST ALONG THE EAST LINE OF SAID LOTS 11 AND 12 FOR 41.50 FEET TO A POINT OF CURVE WITH A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY 35.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82 DEGREES 51' 43" TO A POINT OF TANGENCY; THENCE SOUTH 80 DEGREES 54' 30" WEST FOR 72.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE 23.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54 DEGREES 27' 27", TO A POINT OF CURB WITH A TANGENT LINE SUCH LINE BEING THE WEST LINE OF SAID LOT 12; THENCE SOUTH 44 DEGREES 58' 3" EAST ALONG THE WEST LINE OF SAID LOT 12 FOR 26.94 FEET TO THE POINT OF BEGINNING.

LOTS 16, 17, 18, AND THE WEST 10 FEET OF LOTS 8, 9, AND 10, IN BLOCK 12 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LOTS 19 AND 20, BLOCK 12, OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

ZONING DISTRICT:

SMART CORRIDOR SUBZONE, RTZ (DEVELOPMENT PARAMETERS AS PER SECTION 33C-3.3 AND 33C-8 OF THE COUNTY CODE OF ORDINANCES)

LOT AREA SUMMARY

| | | |
|---|---|---|
| TOTAL GROSS LOT AREA (ACRES) | 0.762 AC. | |
| TOTAL GROSS LOT AREA (SF) | 33,216 SF. | |
| TOTAL NET LOT AREA (ACRES) | 0.551 AC. | |
| TOTAL NET LOT AREA (SF) | 24,014 SF. | |

| DENSITY | REQUIRED / ALLOWED | PROVIDED |
|---|---|---|
| 150 UNITS PER GROSS ACRE ( DENSITY CALCULATION 150 UNITS PER GROSS ACRE x GROSS ACREAGE = (150 UNITS x 0.762 ACRE = 114.3 D/U)<br>*PURSUANT TO UNDERLYING CITY OF MIAMI ZONING | 114.3 D/U | |
| LEED CERTIFICATION BONUS:<br>25% DENSITY BONUS FOR DEVELOPMENTS BEING DESIGNED FOR AND HAVING REGISTERED FOR CERTIFICATION FOR A GOLD CERTIFICATION RATING.<br>(114.3 x 25% = 28.57 D/U) | 28.57 D/U | |
| TOTAL | 142.87 D/U | 142 D/U |

| BUILDING SETBACK | | |
|---|---|---|
| FRONTAGE: N.W. 11TH STREET RD | PEDESTAL: 0 FT IF COLONNADE PROVIDED<br>TOWER: 10 FT MIN. FROM PROPERTY LINE IF COLONNADE PROVIDED | 0'-0"<br>11'-0" |
| FRONTAGE: N.W. 8TH AVE. | PEDESTAL: 0 FT IF COLONNADE PROVIDED<br>TOWER: 10 FT MIN. FROM PROPERTY LINE IF COLONNADE PROVIDED | 0'-0"<br>10'-4" |
| REAR SIDE: PROPERTY LINE | 0 FT MIN. FROM PROPERTY LINE FOR PEDESTAL | 3'-2" (PEDESTAL) // 3'-6" (TOWER) |

| BUILDING HEIGHT | |
|---|---|
| 15 STORIES (MAXIMUM 5 STORIES PEDESTAL, 8 STORIES TOWER, 2 STORIES PENTHOUSE) | PEDESTAL: 7 STORIES<br>TOWER: 13 STORIES |
| LEED CERTIFICATION BONUS:<br>25 STORIES (MAXIMUM 7 STORIES PEDESTAL, 13 STORIES TOWER, 5 STORIES PENTHOUSE) WITH GOLD CERTIFICATION. | TOTAL: 20 STORIES |

ZONING INFORMATION

SCALE: NTS

BEHAR-FONT

SEAL:

Digitally signed by Roberto Behar
Date: 2024.11.25 11:49:25-05'00'

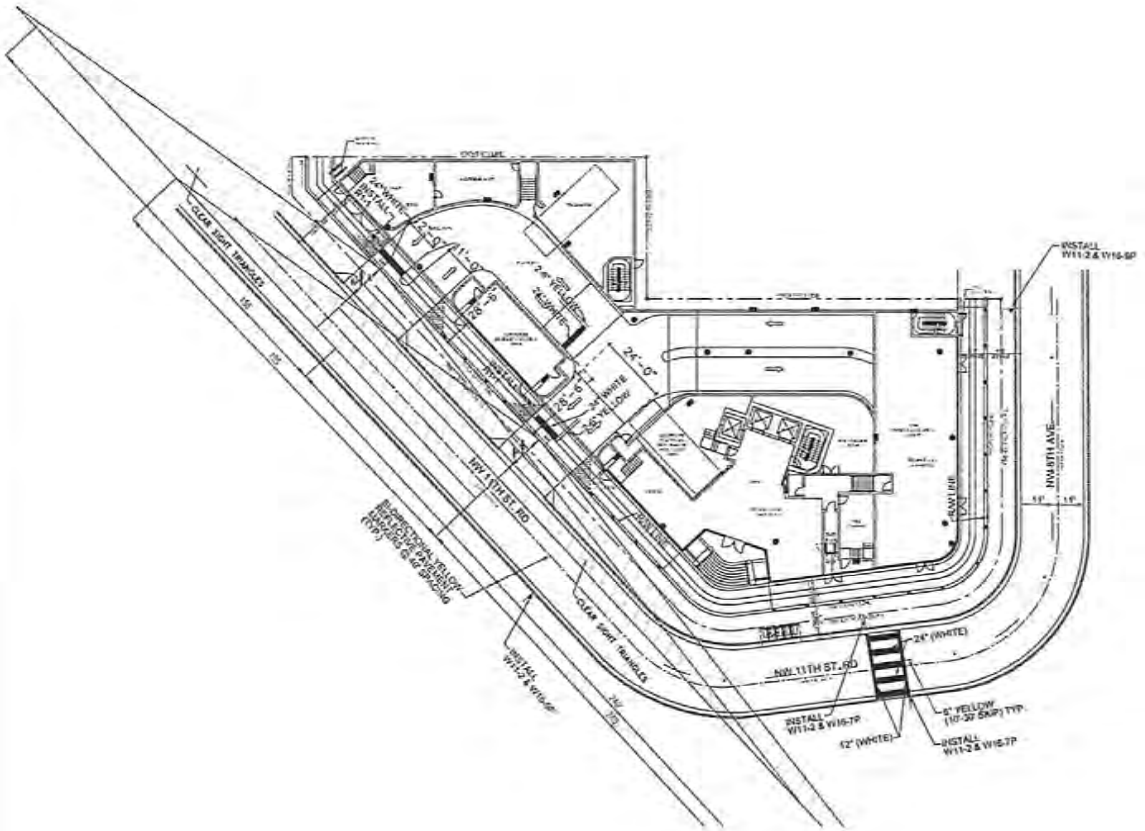
ROBERT BEHAR, AR No. 14339

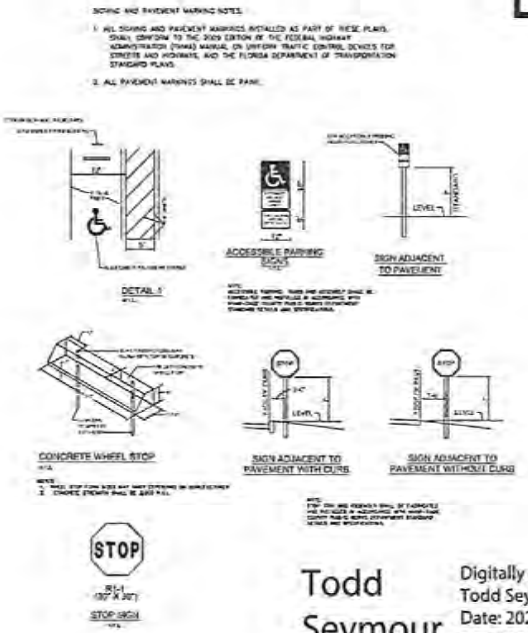
CULMER STATION - RTZ
1135 N.W. 8TH AVE.
MIAMI, FLORIDA 33136

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DATE: 11-14-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
G-0.03

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: MAY 23 2025
BY: ISA




Todd Seymour

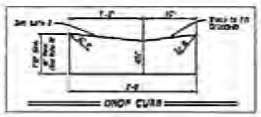
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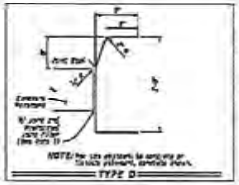
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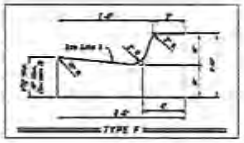
10' / 10'

PEDESTRIAN VISIBILITY TRIANGLE

"I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."



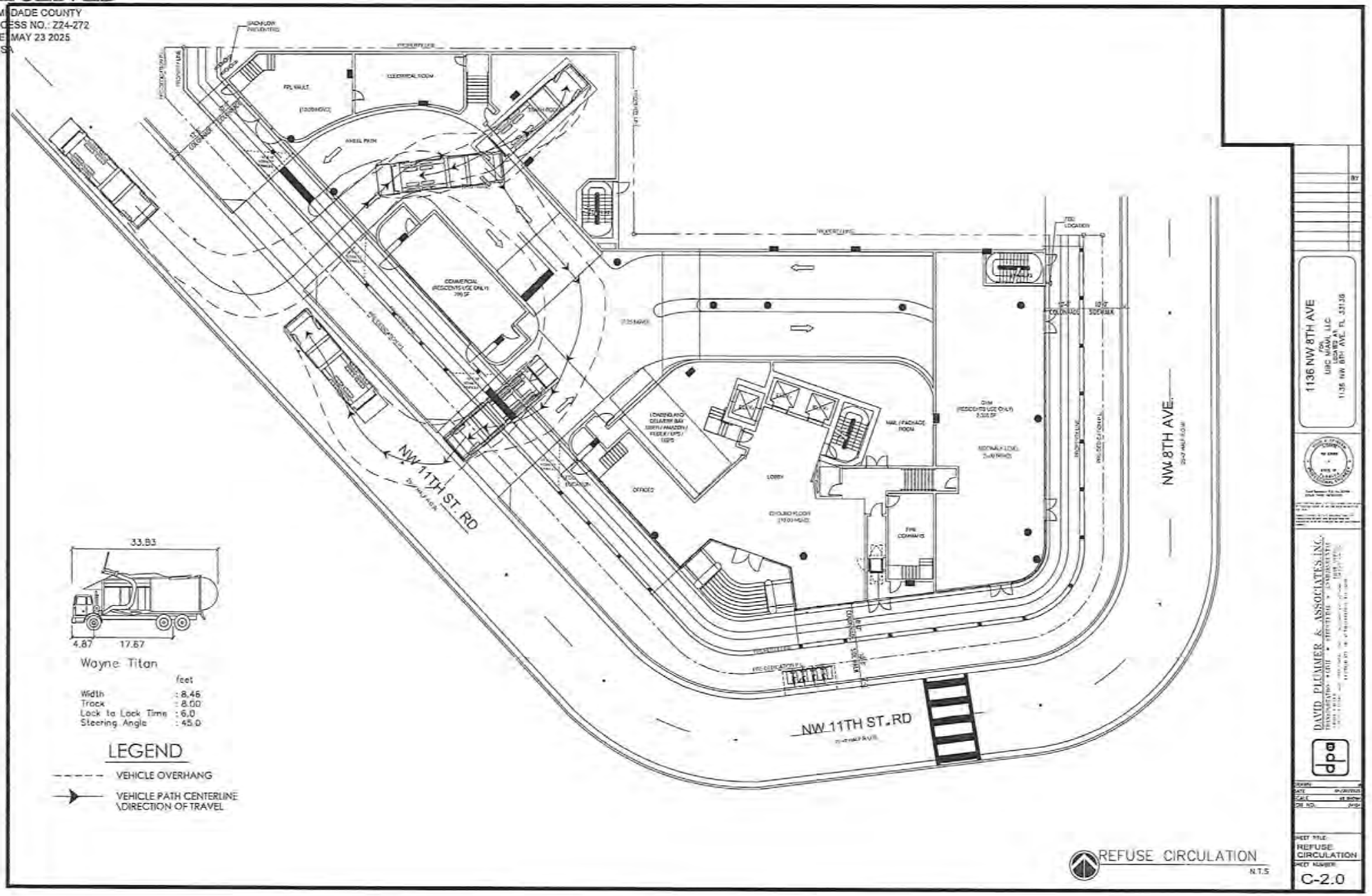

SITE PLAN
SCALE: 1"=20'-0"

1136 NW 8TH AVE
FOR:
UBC MIAMI, LLC
LOCATED AT:
1136 NW 8TH AVE, FL, 33136

DAVID PLUMMER & ASSOCIATES, INC.

SITE PLAN
C-1.0

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: MAY 23 2025
BY: ISA



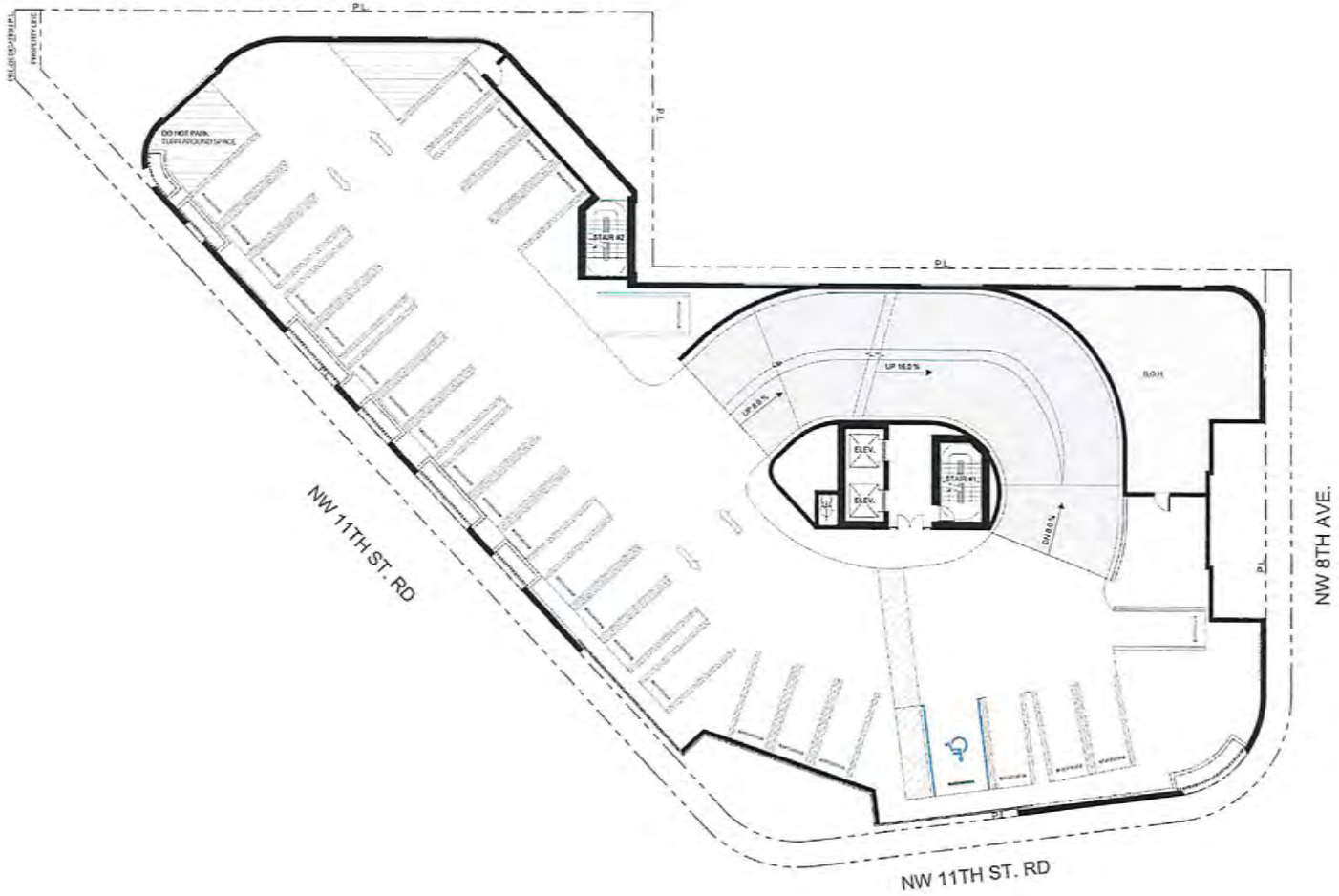

REFUSE CIRCULATION
N.T.S

1136 NW 8TH AVE
FOR:
UBC MIAMI, LLC
1135 NW 8TH AVE.
1135 NW 8TH AVE, FL 33136

DAVID PLUMMER & ASSOCIATES, INC.

SHEET TITLE:
REFUSE CIRCULATION
SHEET NUMBER:
C-2.0

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PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA




TYPICAL PARKING FLOOR PLAN (2ND-7TH)
SCALE: 3/32" = 1'-0"

BEHAR-FONT

SEAL:

Digitally signed by Roberto Behar
Date: 2024.11.25 11:53:03-05'00'

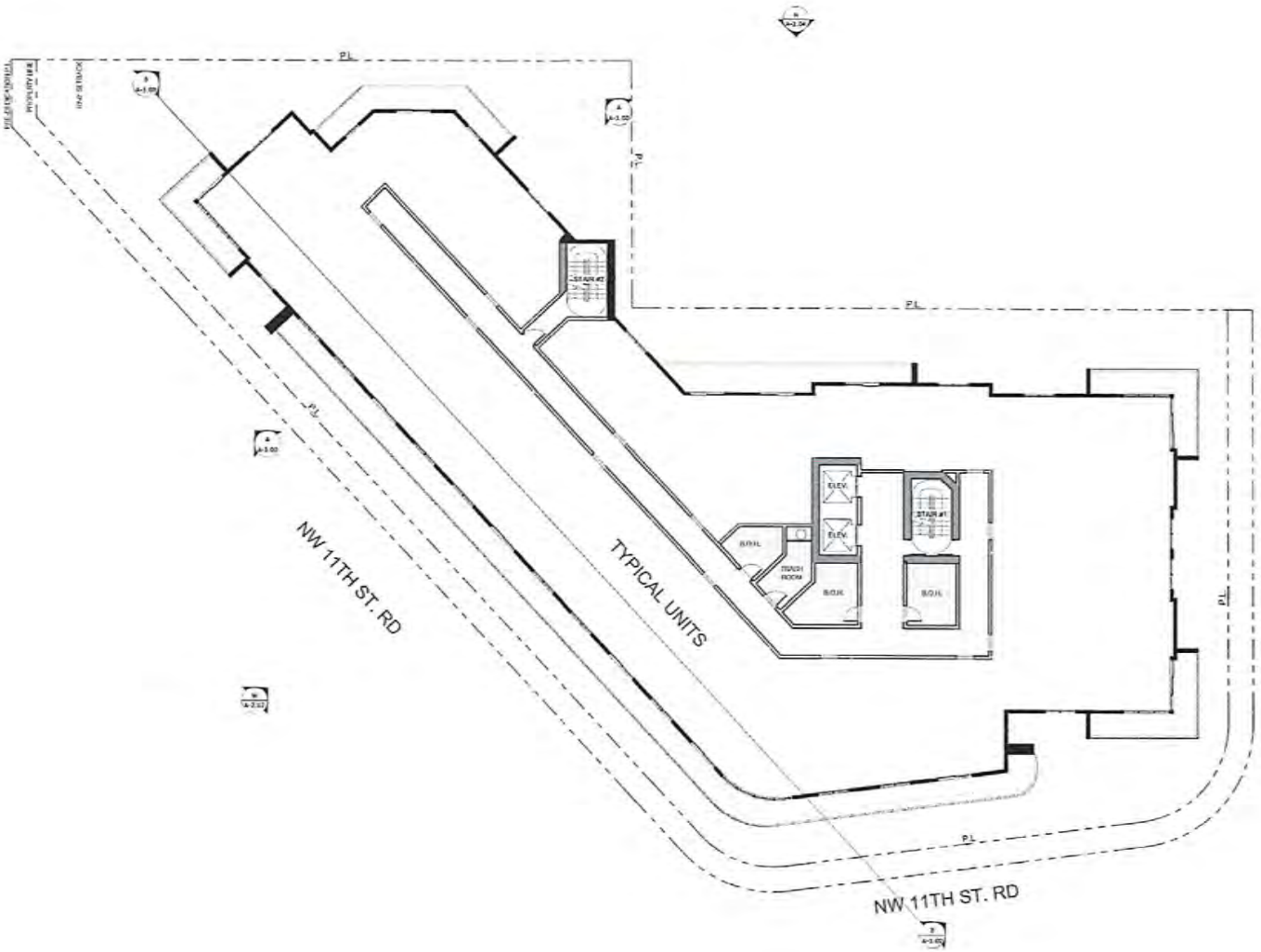
ROBERT BEHAR, AR No. 14339

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33136

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DATE: 11-14-2024
PROJECT NO: 24-013
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SHEET NO:
A-1.02

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PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA




TYPICAL UNITS FLOOR PLAN (8TH-18TH)
SCALE: 3/32" = 1'-0"

BEHAR-FONT

SEAL

Digitally signed by Roberto Behar
Date: 2024.11.25 11:53:11-05'00'

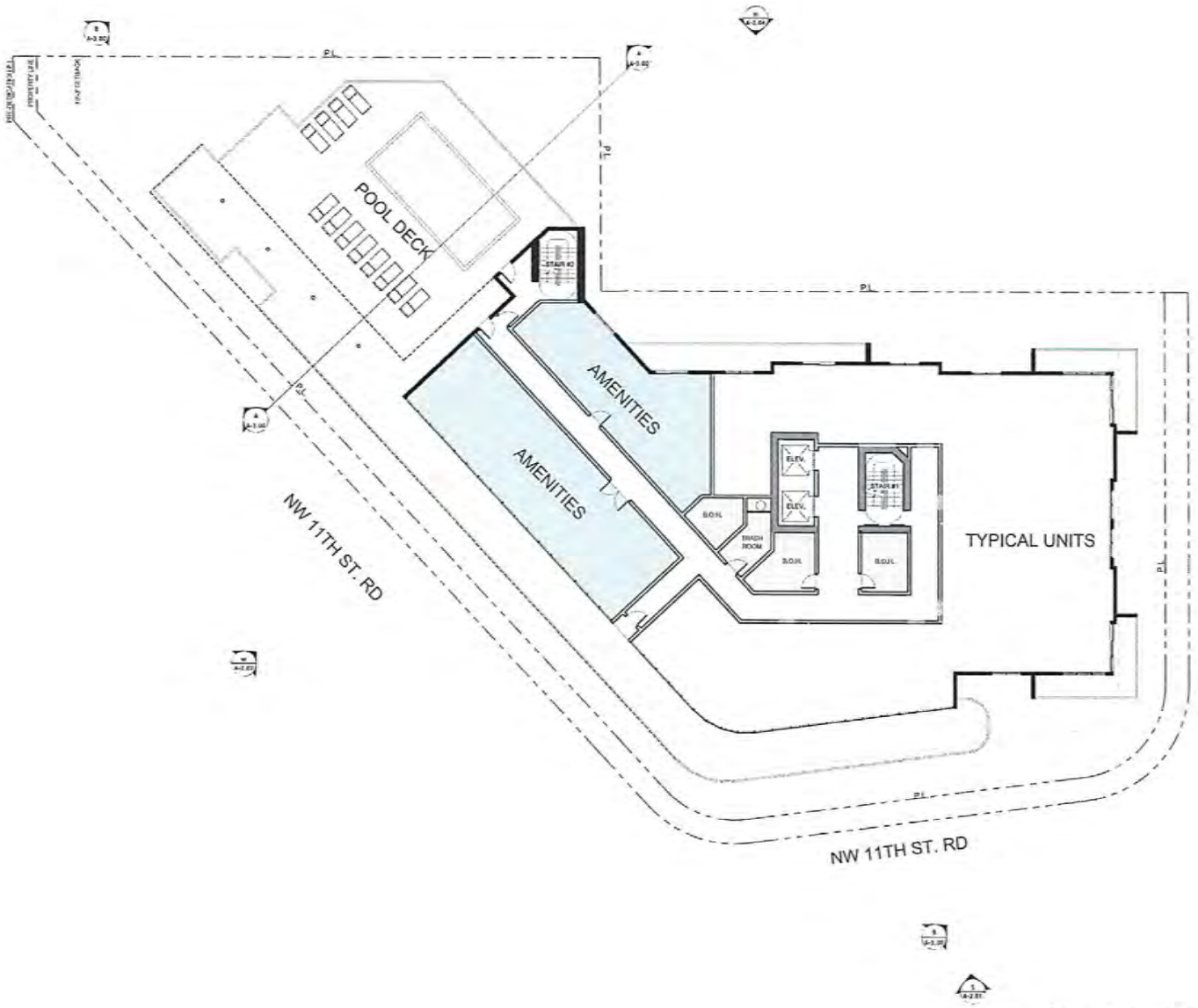
ROBERT BEHAR AR No. 14039

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33136

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DATE: 11-14-2024
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SHEET NO:
A-1.03

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PROCESS NO.: Z24-272
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20TH FLOOR PLAN (REC. LEVEL)
SCALE: 3/32" = 1'-0"

BEHAR-FONT

SEAL:

Digitally signed by Roberto Behar
Date: 2024.11.25 11:53:19-05'00'

ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33136

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DATE: 11-14-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
A-1.04

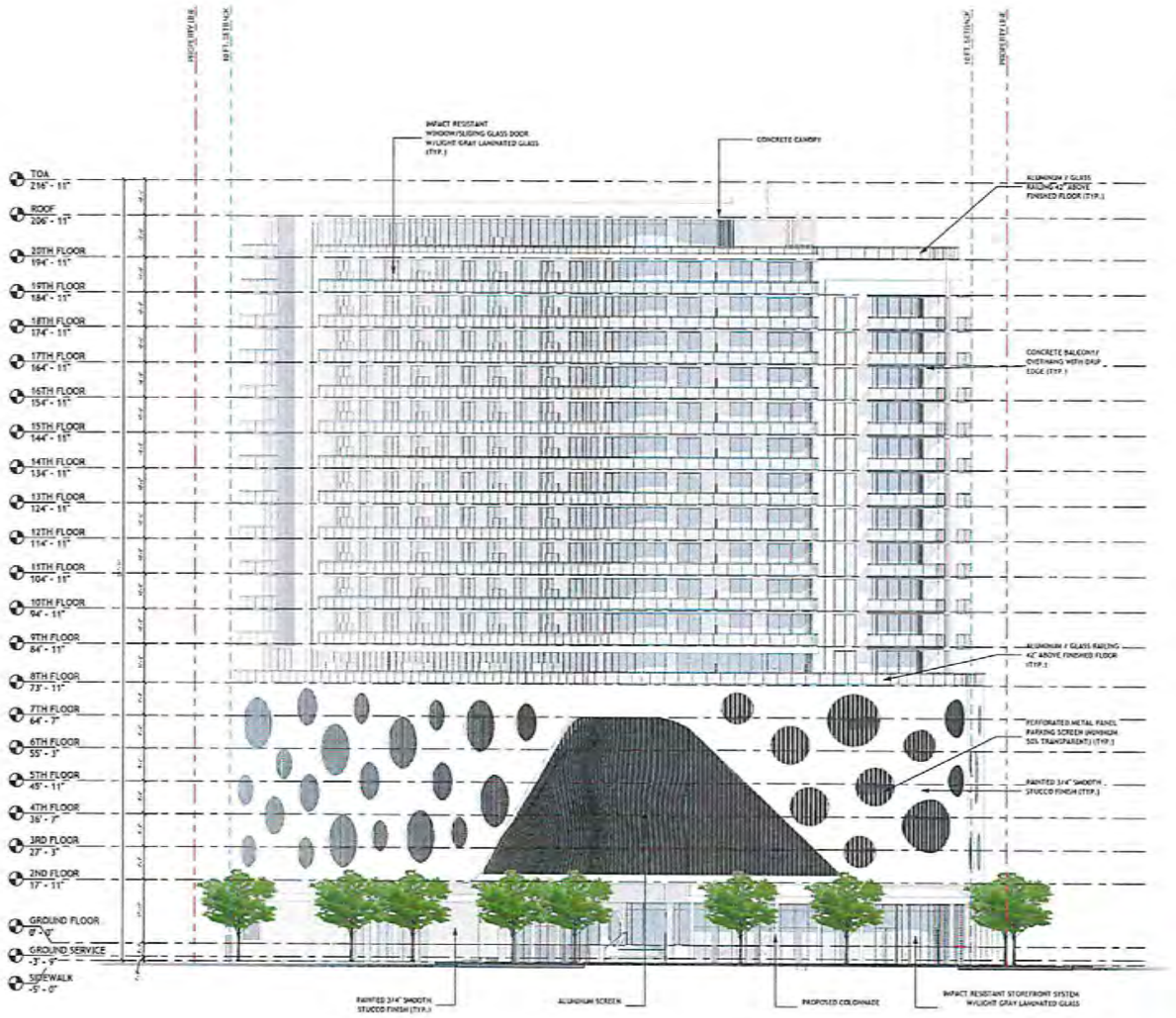
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DATE: APR 01 2025
BY: GONGOL



ELEVATIONS KEY MAP (S)
SCALE: 1/32" = 1'-0"

| GLAZING CALCULATIONS - SOUTH ELEVATION ( NW 11TH ST. RD) - BLDG. FRONTAGE | | | | |
|---|---|---|---|---|
| FLOOR | TOTAL WALL AREA | GLAZING AREA | GLAZING PERCENTAGE | USE |
| GROUND FLOOR | 1,122 SF | 1,122 SF | 100% | COMMERCIAL |
| 8TH FLOOR | 840 SF | 645 SF | 76.8% % | RESIDENTIAL |
| 9TH-19TH FLOOR | 875 SF | 560 SF | 64.0% | RESIDENTIAL |
| 20TH FLOOR | 570 SF | 300 SF | 52.6 % | RESIDENTIAL |
| TOTAL | 12,157 SF | 8,227 SF | 67.7 % | COMBINED |

*PARKING GARAGE SCREEN TO BE A MINIMUM 50% TRANSPARENT




SOUTH ELEVATION (11TH STREET RD)
SCALE: 1/16" = 1'-0"

SEAL:

ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33136

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DATE: 03-13-2025
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
A-2.01

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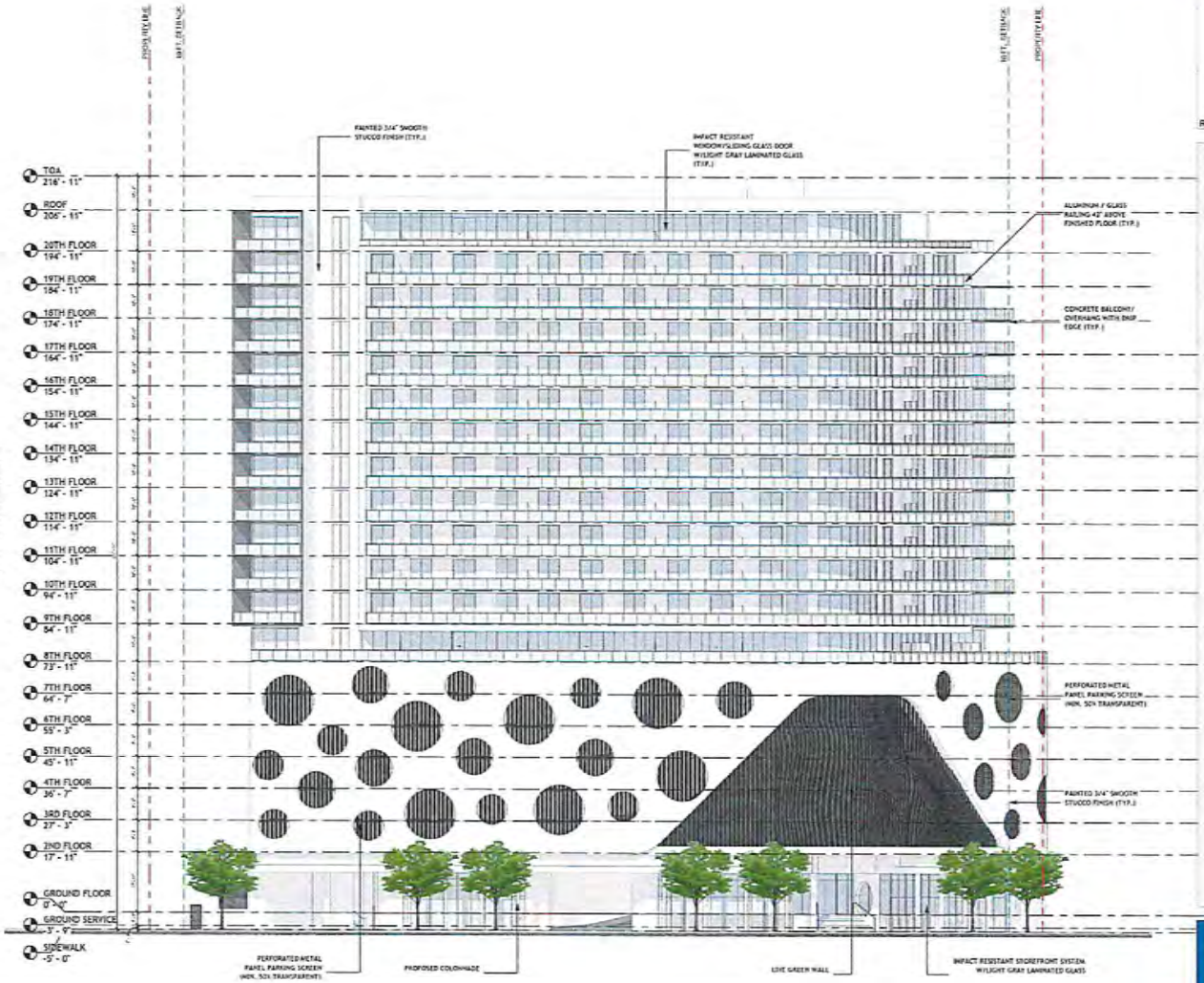
BEHAR · FONT



ELEVATIONS KEY MAP (W)
SCALE: 1/32" = 1'-0"

| GLAZING CALCULATIONS - WEST ELEVATION ( NW 11TH ST. RD) - BLDG. FRONTAGE | | | | |
|---|---|---|---|---|
| FLOOR | TOTAL WALL AREA | GLAZING AREA | GLAZING PERCENTAGE | USE |
| GROUND FLOOR | 2,120 SF | 1,284 SF | 60.5 % | COMMERCIAL |
| 8TH FLOOR | 1,780 SF | 1,588 SF | 89.2 % | RESIDENTIAL |
| 9TH-19TH FLOOR | 1,805 SF | 978 SF | 54.2 % | RESIDENTIAL |
| 20TH FLOOR | 2,166 SF | 1,972 SF | 91.0 % | RESIDENTIAL |
| TOTAL | 25,921 SF | 15,602 SF | 60.2 % | COMBINED |

*PARKING GARAGE SCREEN TO BE A MINIMUM 50% TRANSPARENT




WEST ELEVATION (11TH STREET RD)
SCALE: 1/16" = 1'-0"

SEAL:

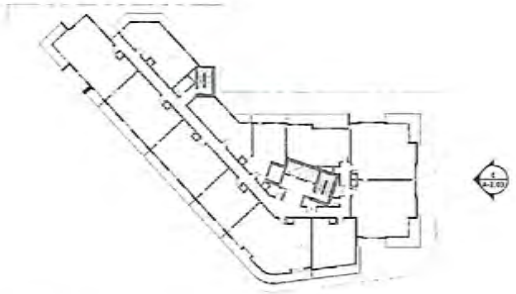
ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33136

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DATE: 03-13-2025
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
A-2.02

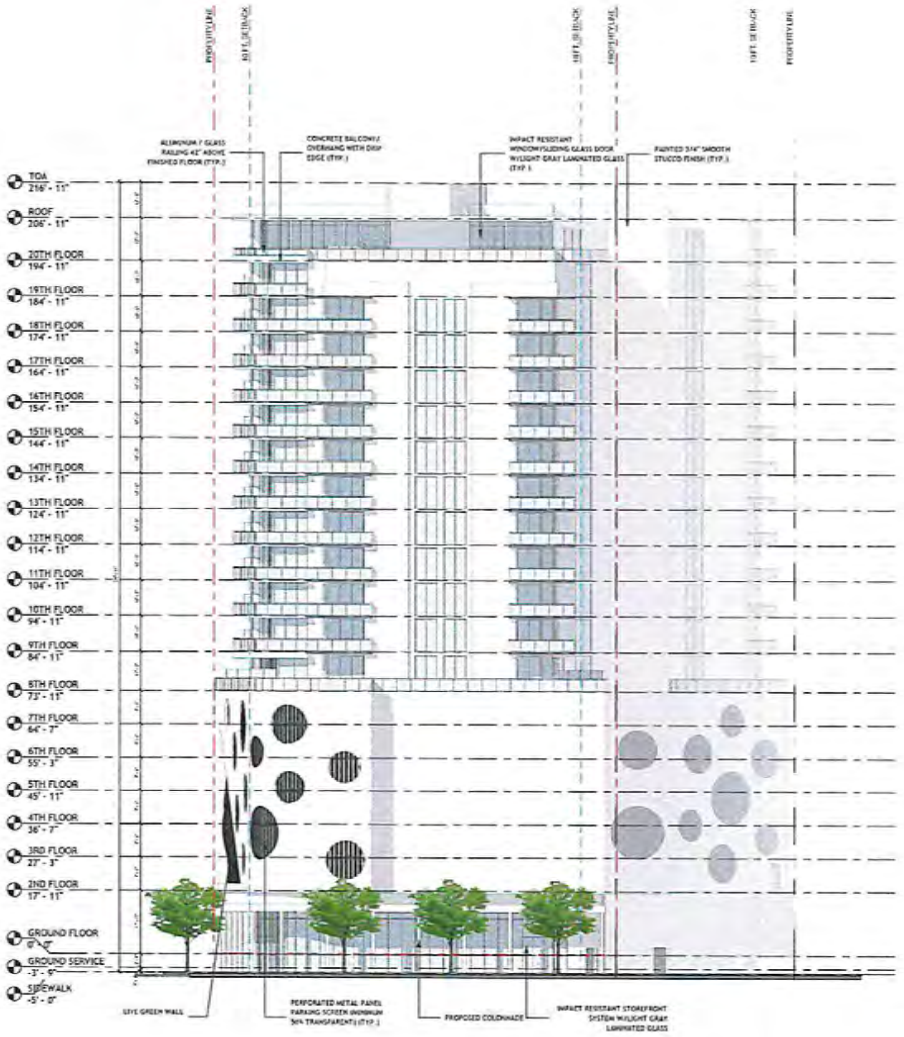
RECEIVED
BEHAR - FONT
BUILDING & ZONING DEPARTMENT
PROCESS NO: 0453-19
DATE: APR 30 2025
BY: GONCOL



ELEVATIONS KEY MAP (E)
SCALE: 1/32" = 1'-0"

| GLAZING CALCULATIONS - EAST ELEVATION (NW 8TH AVE.) - BLDG. FRONTAGE | | | | |
|---|---|---|---|---|
| FLOOR | TOTAL WALL AREA | GLAZING AREA | GLAZING PERCENTAGE | USE |
| GROUND FLOOR | 1,470 SF | 1,470 SF | 100% | COMMERCIAL |
| 8TH FLOOR | 660 SF | 350 SF | 53.0 % | RESIDENTIAL |
| 9TH-19TH FLOOR | 660 SF | 350 SF | 53.0 % | RESIDENTIAL |
| 20TH FLOOR | 967 SF | 702 SF | 72.6 % | RESIDENTIAL |
| TOTAL | 10,337 SF | 6,372 SF | 61.5 % | COMBINED |

*PARKING GARAGE SCREEN TO BE A MINIMUM 50% TRANSPARENT




EAST ELEVATION (NW 8TH AVE.)
SCALE: 1/16" = 1'-0"

SEAL:

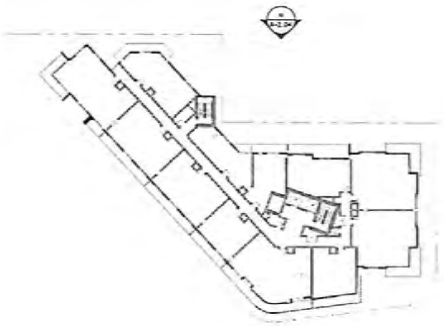
ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33136

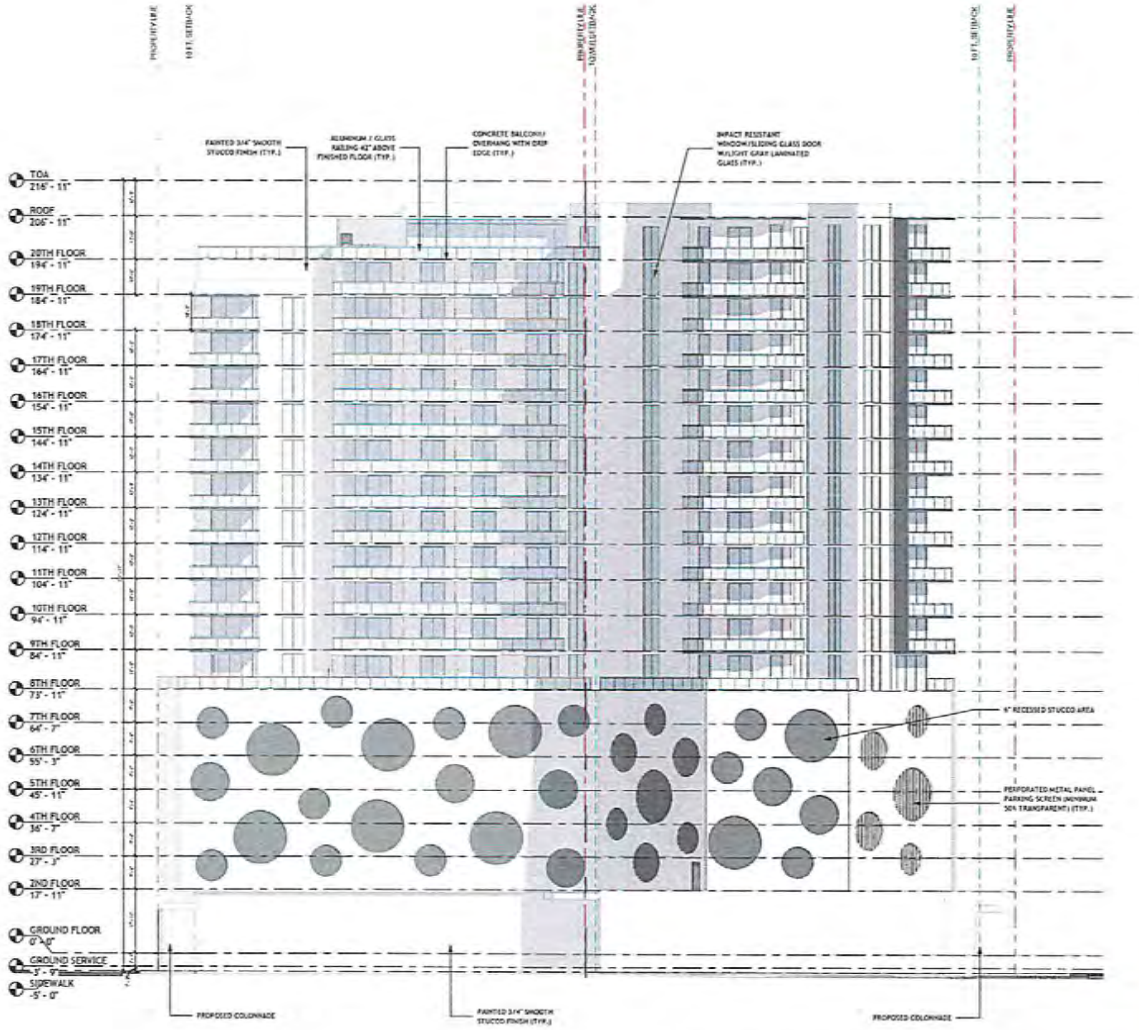
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PROJECT NO: 24013
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SHEET NO:
A-2.03

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BEHAR FONT
DATE: APR 17 2025
BY: GONGOL



ELEVATIONS KEY MAP (N)
SCALE: 1/32" = 1'-0"




NORTH ELEVATION
SCALE: 1/16" = 1'-0"

BEHAR · FONT

SEAL:

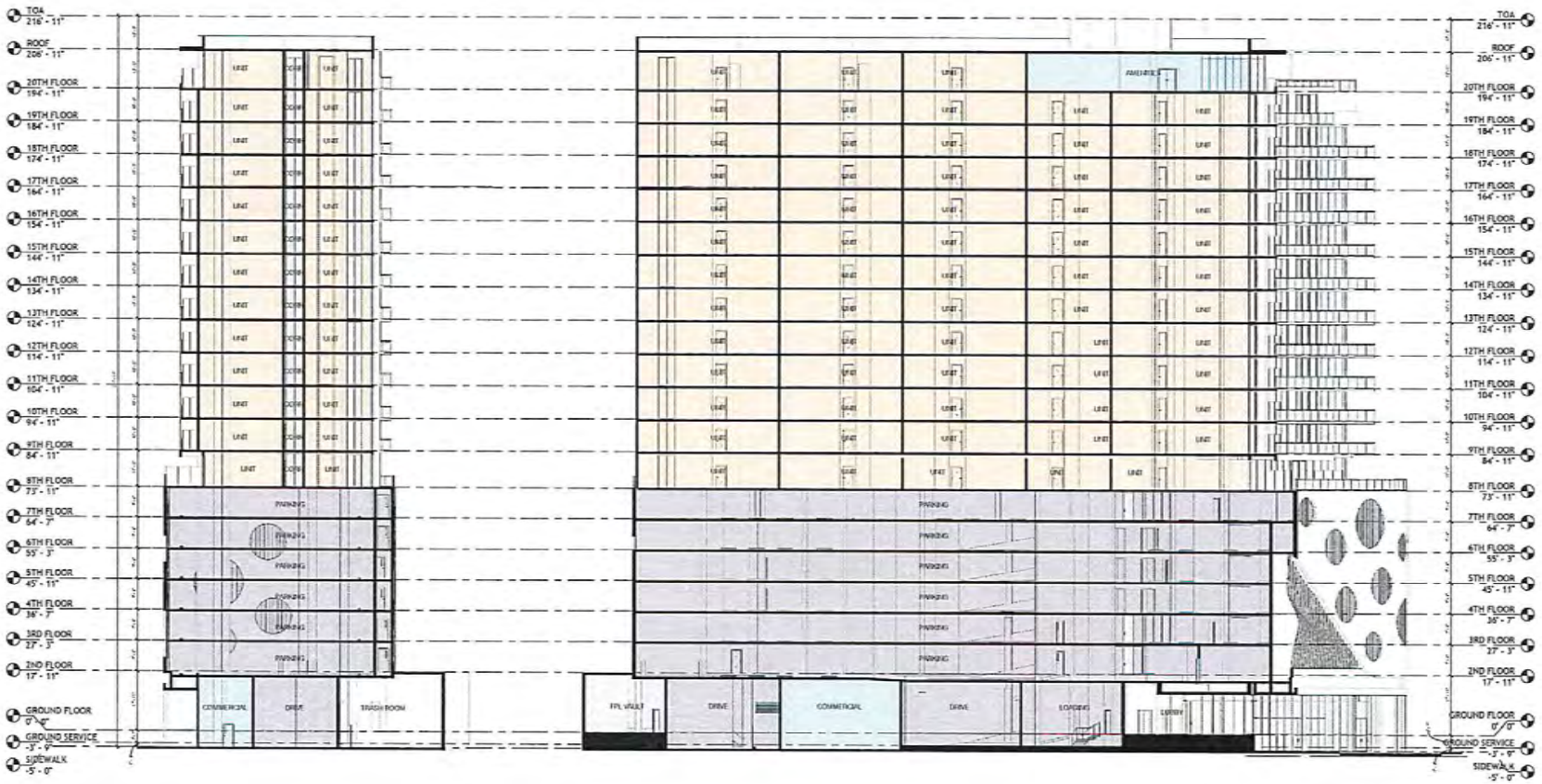
ROBERT BEHAR AR No. 14339

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1136 NW 8 AVE
MIAMI, FLORIDA 33136

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DATE: 03-13-2025
PROJECT NO. 24013
DRAWING NAME:
SHEET NO.
A-2.04

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BEHAR FONT
DATE: APR 30 2025
BY: SONGOL




SECTION A-A
SCALE: 1/16" = 1'-0"

SECTION B-B
SCALE: 1/16" = 1'-0"

SEAL:

Digitally signed by Roberto Behar
Date: 2025.03.20 12:05:02-04'00'

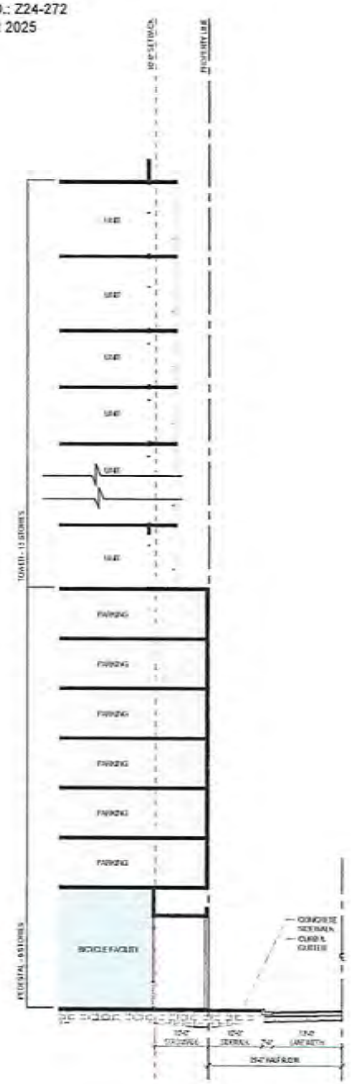
ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1136 NW 8 AVE
MIAMI, FLORIDA 33136

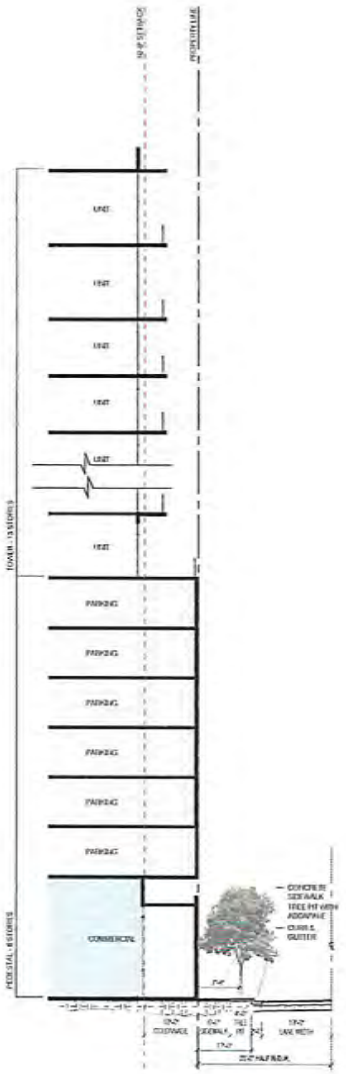
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DATE: 03-13-2025
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
A-3.00

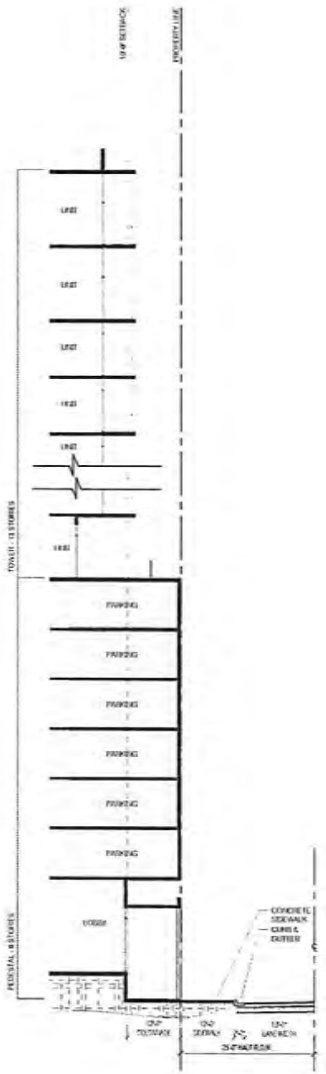
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA



1 STREET SECTION 1
NW 8TH AVE. SCALE: 3/32" = 1'-0"

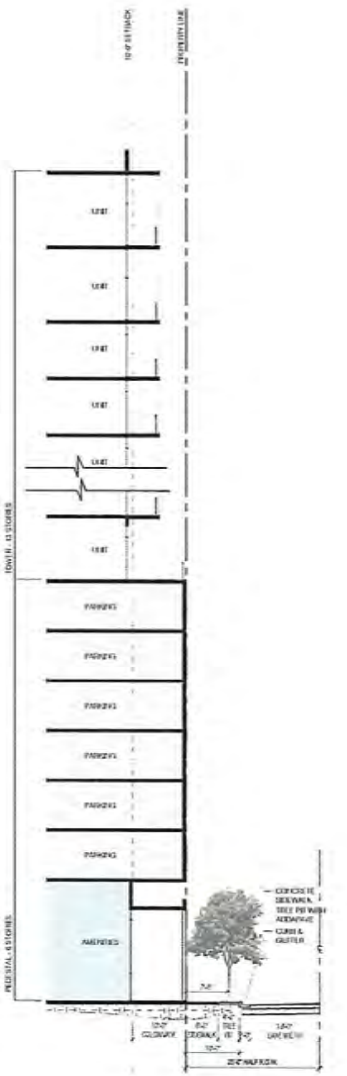


2 STREET SECTION 2
NW 8TH AVE. SCALE: 3/32" = 1'-0"



3 STREET SECTION 3
NW 11TH ST. RD SCALE: 3/32" = 1'-0"

NOTE:
FOR ADDITIONAL INFORMATION ABOUT THE STREET TYPES, SECTIONS AND DETAILS, PLEASE REFER TO CIVIL SHEETS



4 STREET SECTION 4
NW 11TH ST. RD SCALE: 3/32" = 1'-0"

STREET SECTIONS

BEHAR · FONT

SEAL:

Digitally signed by Roberto Behar
Date: 2024.11.25 11:52:32-05'00'

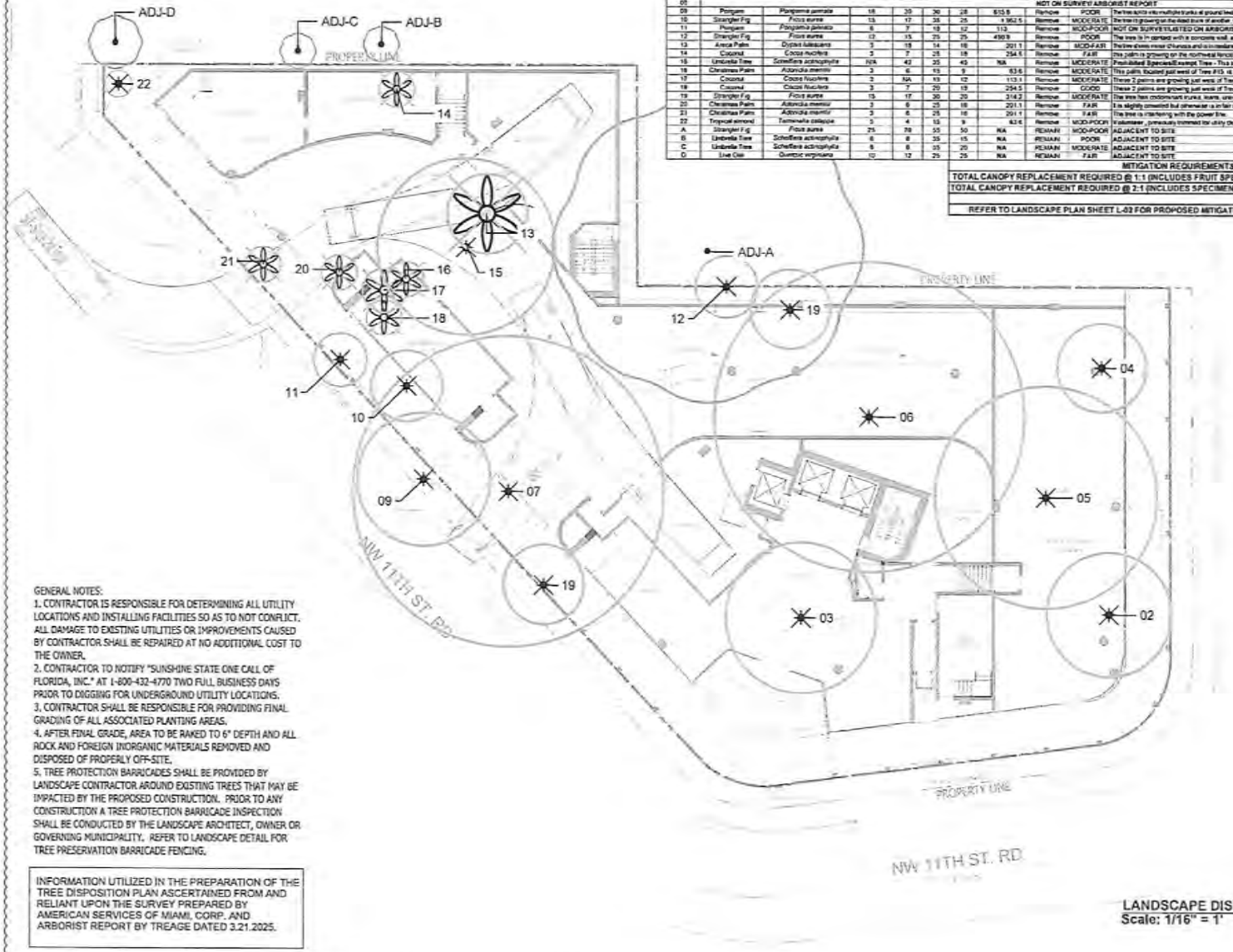
ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
130 NW 4TH AVE.
MIAMI, FLORIDA 33136

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DATE: 11-14-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
A-0.02

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-272 DATE: JUN 25 2025 BY: ISA




## 1136 NW 8 AVENUE - TREE DISPOSITION

| TREE NO. | COMMON NAME | BOTANICAL NAME | CK/TPZ (FT) | DBH (IN.) | HT (FT.) (OAH.) | SP. (FT.) | CANOPY AREA SQ.FT. | DISPOSITION | CONDITION | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|
| 01 | | | | | | | NOT ON SURVEY! ARBORIST REPORT | | | |
| 02 | Live Oak | Quercus virginiana | 18 | 27 | 40 | 35 | 962.1 | Remove | MODERATE | Tree has moderate deadwood, localized decay, an asymmetrical canopy, and lacks a clear central leader. |
| 03 | Live Oak | Quercus virginiana | 25 | 34 | 50 | 45 | 1590.4 | Remove | MOD-POOR | tree shows multiple trunk damages, an uneven, small canopy with leans, decay cavities, and some deadwood. |
| 04 | Wild Tamarind | Lysiloma latisi | 15 | 28 | 40 | 20 | 314.2 | Remove | POOR | The tree has large trunk rots, decay, fungal growth, and a sparse canopy with severe chlorosis and dieback, posing a high failure risk. |
| 05 | Live Oak | Quercus virginiana | 25 | 29 | 55 | 50 | 1963.5 | Remove | MOD-FAIR | This tree is overgrown with vines and shows minor deadwood, small leans, and moderate decay/dieback, largely from neglect. |
| 06 | Live Oak | Quercus virginiana | 25 | 34 | 55 | 50 | 1963.5 | Remove | GOOD | I see a poor structure, with a large torn scaffold limb, dieback, resprouting, and bunched stems, deadwood, and dieback in the canopy. |
| 07 | Strangler Fig | Ficus aurea | 20 | 31 | 50 | 45 | 1385.4 | Remove | Moderate | The tree has multiple leans and decay in the trunk and canopy, with concrete rubble embedded in its root system. |
| 08 | | | | | | | NOT ON SURVEY! ARBORIST REPORT | | | |
| 09 | Pongam | Pongamia pinnata | 18 | 30 | 30 | 28 | 615.8 | Remove | POOR | The tree is in a very multiple trunks at ground level, is crowded and overgrown, and shows moderate chlorosis. |
| 10 | Strangler Fig | Ficus aurea | 13 | 17 | 35 | 25 | 1962.5 | Remove | MODERATE | The tree is grown into the dead trunk of another, with small leans, minor deadwood, and blue-tit foliage. |
| 11 | Pongam | Pongamia pinnata | 6 | 7 | 18 | 12 | 113 | Remove | MOD-POOR | NOT ON SURVEY!LISTED ON ARBORIST REPORT. |
| 12 | Strangler Fig | Ficus aurea | 12 | 15 | 25 | 25 | 490.9 | Remove | POOR | The tree is in contact with a concrete wall, appears unsafely rooted, and has a slightly weak structure with small leans and resprouting. |
| 13 | Areca Palm | Dypsis lutescens | 3 | 10 | 14 | 10 | 201.1 | Remove | MOD-FAIR | The tree shows minor Chlorosis and is in moderate to fair condition. Clustering Palm, encumbrance (DH) |
| 14 | Coconut | Cocos nucifera | 3 | 7 | 25 | 18 | 254.5 | Remove | FAIR | This palm is growing on the north-east fence line. It is in fair condition with minor nutrient deficiency. |
| 15 | Umbrella Tree | Schefflera actinophylla | N/A | 42 | 35 | 45 | N/A | Remove | MODERATE | Prohibited Species/Exempt Tree - This tree is growing SE of Tree #14. It is crowded, overgrown and in moderate condition. |
| 16 | Christmas Palm | Adonidia merrillii | 2 | 6 | 10 | 9 | 63.6 | Remove | MODERATE | This palm, located just west of Tree #15, is very crowded and has minimal trunk damage. |
| 17 | Coconut | Cocos Nucifera | 2 | NA | 10 | 12 | 113.1 | Remove | MODERATE | These 2 palms are growing just west of Tree #16. They are both leaning slightly due to crowding. |
| 18 | Coconut | Cocos Nucifera | 3 | 7 | 20 | 18 | 254.5 | Remove | GOOD | These 2 palms are growing just west of Tree #16. They are both leaning slightly due to crowding. |
| 19 | Strangler Fig | Ficus aurea | 15 | 17 | 30 | 20 | 314.2 | Remove | MODERATE | The tree has codominant trunks, leans, uneven canopy from crowding, minor deadwood, sparse foliage, and root damage. |
| 20 | Christmas Palm | Adonidia merrillii | 2 | 6 | 25 | 18 | 201.1 | Remove | FAIR | It is slightly crowded but otherwise is in fair condition. |
| 21 | Christmas Palm | Adonidia merrillii | 3 | 6 | 25 | 18 | 201.1 | Remove | FAIR | This tree is interfering with the power line. |
| 22 | Tropical almond | Terminalia catappa | 3 | 4 | 15 | 9 | 63.6 | Remove | MOD-POOR | Volunteer, previously trimmed for utility clearance, is growing in a crowded corner by the fence/wire. |
| A | Strangler Fig | Ficus aurea | 25 | 78 | 55 | 50 | N/A | REMAIN | MOD-POOR | ADJACENT TO SITE |
| B | Umbrella Tree | Schefflera actinophylla | 6 | 8 | 35 | 15 | N/A | REMAIN | POOR | ADJACENT TO SITE |
| C | Umbrella Tree | Schefflera actinophylla | 8 | 8 | 35 | 20 | N/A | REMAIN | MODERATE | ADJACENT TO SITE |
| D | Live Oak | Quercus virginiana | 10 | 12 | 25 | 25 | N/A | REMAIN | FAIR | ADJACENT TO SITE |

### MITIGATION REQUIREMENTS FOR TREE REMOVAL

| | | |
|---|---|---|
| TOTAL CANOPY REPLACEMENT REQUIRED @ 1:1 (INCLUDES FRUIT SPECIMEN LOCATED ON SITE) | | 4,232.99 |
| TOTAL CANOPY REPLACEMENT REQUIRED @ 2:1 (INCLUDES SPECIMEN TREES LOCATED ON SITE) | 4,999.80 | 17,999.76 |
| REFER TO LANDSCAPE PLAN SHEET L-02 FOR PROPOSED MITIGATION - TOTAL MITIGATION OF CANOPY REQUIRED | | 22,232.74 |

MITIGATION TO BE PAID INTO THE TREE TRUST FUND IN THE AMOUNT DETERMINED BY DERM

TREE SYMBOL LEGEND

- 000 EXISTING PALM TO REMOVE
- 000 EXISTING TREE TO REMAIN
- 000 EXISTING TREE TO REMOVE

GENERAL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
4. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
5. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

INFORMATION UTILIZED IN THE PREPARATION OF THE TREE DISPOSITION PLAN ASCERTAINED FROM AND RELIANT UPON THE SURVEY PREPARED BY AMERICAN SERVICES OF MIAMI, CORP. AND ARBORIST REPORT BY TREAGE DATED 3.21.2025.

LANDSCAPE DISPOSITION PLAN
Scale: 1/16" = 1'

NORTH

walk
Landscape + Urban Design
Planning | Research |
Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
O - 786.536.2068

REVISIONS / SUBMISSIONS

| REVISION | 06.17.2025 |
|---|---|

1136 NW 8 AVE
1134, 1141 & 1145 NW 8 AVE
Miami, FL 33136

LANDSCAPE DISPOSITION PLAN

REGISTERED LANDSCAPE ARCHITECT SEFORA CHAVARRIA STATE OF FLORIDA

SEFORA CHAVARRIA

| | |
|---|---|
| DRAWN BY | TB/DC |
| CHECKED BY | SC |
| DATE | 10/31/2024 |

SHEET NUMBER
L-01

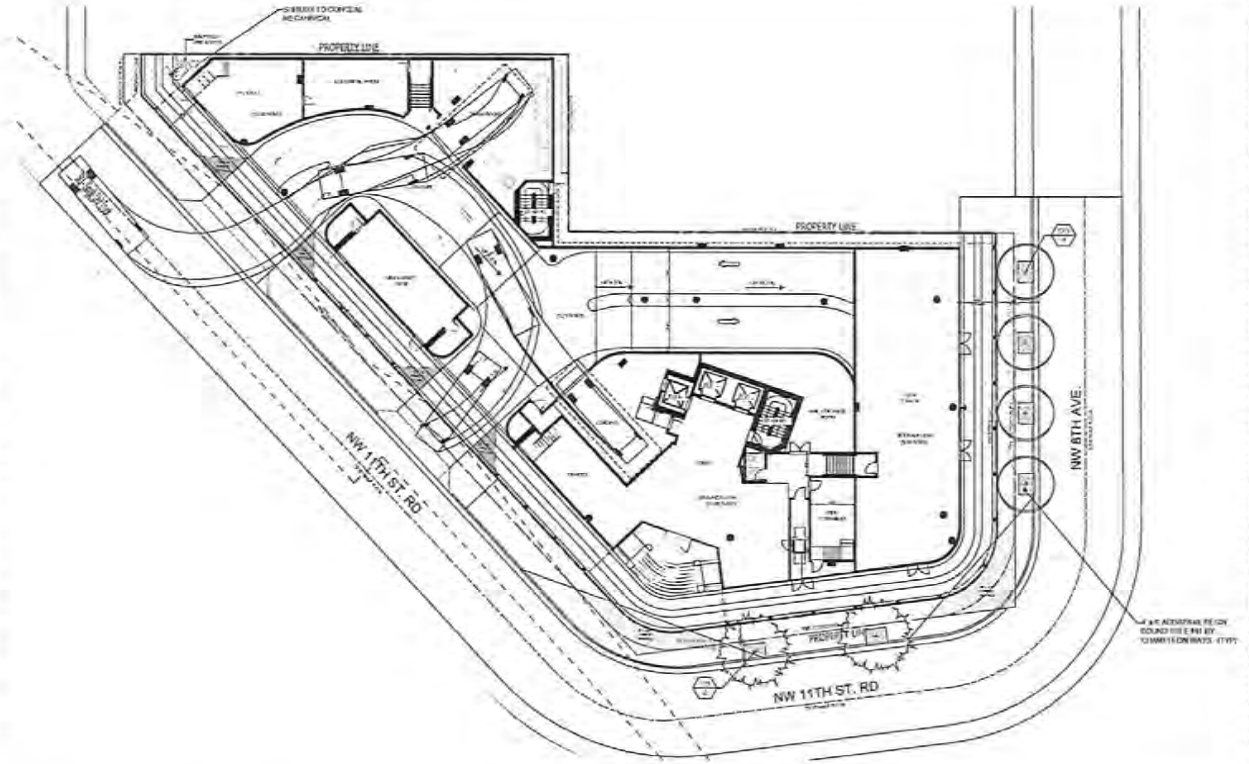
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-272 DATE: JUN 25 2025 BY: ISA

NO STREET TREES ON NW 11TH STREET ROAD, DUE TO CONFLICTING SITE TRIANGLES.

IRRIGATION PLANS TO BE PROVIDED AT TIME OF BUILDING PERMIT.

## MIAMI-DADE COUNTY LANDSCAPE TABLE

| SITE INFORMATION | | | |
|---|---|---|---|
| Zone, RTE | | 1136 NW 8 Avenue | |
| Lot Area: 23,100 SF | | | |
| **SITE LANDSCAPE REQUIREMENTS** | | | |
| 1. | LOT TREE REQUIREMENTS | Required | Proposed |
| Lot Trees Required | 10 @ Trees Per Acre Open Space<br>• 10% Max Palms @ 2:1 = NA<br>• Trees may be placed in greens, squares, plazas and street medians | 5 | 6 proposed<br>3 preserved |
| 2. | STREET TREE REQUIREMENT: | Required | Proposed |
| Street Trees | Minimum Average Spacing of 30 Feet O.C.<br>Linear Street Frontage length = 230 feet / 30 = 8 8<br>*263 LF of Linear Street Frontage | 10 | 8 new trees and any trees preserved |
| | Corner Visual Limit - Main Avenue (Every @ 25 Feet O.C. | NA | NA |
| 3. | NATIVE TREE REQUIREMENT: 20% OF REQUIRED TREES | Required | Proposed |
| Native Trees Required | Required Trees 10 x 20% | 4 | 7 |
| 4. | SHRUB REQUIREMENT, RATIO OF 10 PER REQUIRED TREE | Required | Proposed |
| Shrubs | 4 X 10 = 40 | 80 | 42 |
| 5. | NATIVE SHRUB REQUIREMENT, 20% OF REQUIRED SHRUBS | Required | Proposed |
| Native Shrubs | 80 X 20% = 16 | 21 | 42 |
| 6. | NON-WATER / DROUGHT TOLERANCE | Required | Proposed |
| Shrubs | 80 X 50% =40 | 45 | 42 |
| Lot +Zone Trees | 10 X 50% = 10 | 10 | 6 |




LANDSCAPE PLAN - GROUND LEVEL
Scale: 1/16" = 1'
NORTH

## PROPOSED GROUND LEVEL PLANT SCHEDULE

### Street Trees

| KEY | QTY | SCIENTIFIC NAME | COMMON NAME | NATIVE | X-ERIC | CALIPER | HEIGHT | SPREAD | SPECIFICATIONS |
|---|---|---|---|---|---|---|---|---|---|
| CO | 4 | Chrysophyllum oliviforme | Satin Leaf | YES | HIGH | MIN 4"DBH | MIN 16' | MIN 8' | B&B - FIELD GROWN - 6' CLEAR TRUNK - STREET TREE |
| CB | 2 | Cassia Bakeriana | Pink Cassia | NO | HIGH | MIN 4"DBH | MIN 16' | MIN 8' | B&B - FIELD GROWN - 6' CLEAR TRUNK - STREET TREE |

### Shrubs & Groundcovers

Ground Level

| | | | | | | |
|---|---|---|---|---|---|---|
| | 21 | Ficus microcarpa 'Green Island' | Green Island Fig | YES | HIGH | 24" O.A.H.-24" O.C. |
| Mulch | | Organic Hi-Lite Mulch | | | | As noted on plan and to be determined by contractor |

* Notes: Plants not to be mixed in. "Invasive shall be applied and maintained in accordance with the most recent edition of the Florida Exotic & Invasive Species Handbook, titled "A Guide to Florida Friendly Landscaping" By the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at: http://www.floridayards.org/publications/FYHandbook.pdf. Species must not also be on the Florida Department of Agriculture noxious weed list.

MITIGATION DEFICITS TO BE PAID INTO THE TREE TRUST FUND IN THE AMOUNT DETERMINED BY DERM

GENERAL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
4. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
5. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

**walk**
Landscape + Urban Design
Planning | Research |
Consulting
6915 SW 57TH AVENUE
Suite #201
Coral Gables, FL 33143
O - 786.536.2089

REVISIONS / SUBMISSIONS
1 REVISION 06.18.2025

ASPB

1136 NW 8 AVE
1136 NW 8 AVE
Miami, FL 33136

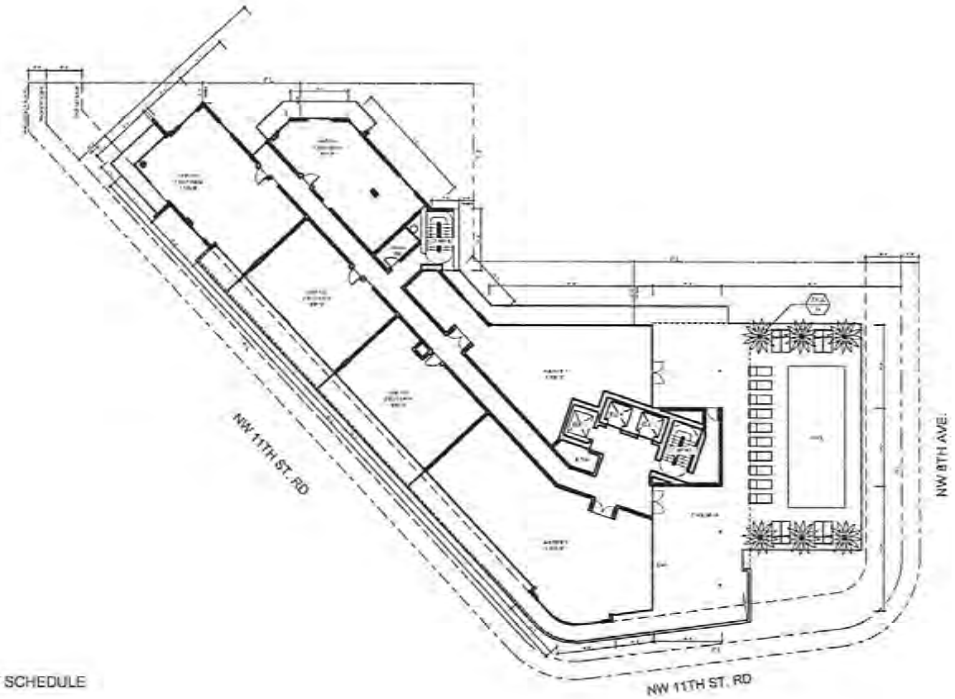
LANDSCAPE GROUND LEVEL PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT LEENA CHAUDHARY 6666703 STATE OF FLORIDA

DRAWN BY: ISA/AC
CHECKED BY: AC
DATE: 06/25/25

SHEET NUMBER: L-02

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-272 DATE: JUN 25 2025 BY: ISA




PROPOSED POOL LEVEL PLANT SCHEDULE

Lot Trees / Palms -

Roof Level

| KEY | QTY | SCIENTIFIC NAME | COMMON NAME | NATIVE | XERIC | CALIPER | HEIGHT | SPREAD | SPECIFICATIONS |
|---|---|---|---|---|---|---|---|---|---|
| TAB | 5 | Thrinax radiata | Florida thatch palm | YES | HIGH | 6" MIN. | 12' MIN OA | HIGH | B&B - SCATTER |

Shrubs & Groundcovers

Ground Level

| | | | | | | |
|---|---|---|---|---|---|---|
| | 21 | Ficus microcarpa 'Green Island' | Green Island Fig | YES | HIGH | 24" O.A. ht.- 24" O.C. |

* Notes: Planting shall be inclined - Sculpture shall be located only as permitted in accordance with the most recent edition of the Florida Friendly Landscaping™ Guide to Florida Friendly Landscaping™ by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at http://www.floridayards.org/ or through the Florida Yards and Neighborhoods program. The Florida Friendly Landscape Plant Selection List for Miami-Dade County shall also be used because it is the most appropriate source available.




LANDSCAPE PLAN - POOL LEVEL
Scale: 3/32" = 1'

THIS PERMIT IS INTENDED FOR ENTITLEMENT PURPOSES AND NOT TO BE USED TO OBTAIN A BUILDING PERMIT

UPPER LEVEL PLANTERS SHALL UTILIZE THE ROOFLITE DEEP-INTENSIVE SOIL SYSTEM IN LIEU OF SOIL SPECIFICATIONS SHOWN ON THE LANDSCAPE GENERAL NOTES.

**walk**
Landscape + Urban Design
Planning | Research |
Consulting
6315 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
O - 786.536.2080

REVISIONS / SUBMISSIONS

ASPR

1136 NW 8 AVE
1136 NW 8 AVE
Miami, FL 33136

LANDSCAPE POOL LEVEL
PLANTING PLAN

REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA

DRAWN BY: CS/DC
CHECKED BY: MT
DATE: 05/26/2025

SHEET NUMBER
L-03

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-272 DATE: JUN 25 2025 BY: ISA

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, UNLESS OTHERWISE NOTED. ALL TREES SHALL BE TRUE LEADER FULL AND BRANCHED & BURLAPPED (B&B). CERTAIN SHOWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHOICES SHALL BE APPROVED PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANT SIZE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR LACK OF SUBSTITUTE AVAILABILITY SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 10 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION. LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST EDITION ACCEPTED PUBLICATION LISTING PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF ACCENT SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARE OF EXISTING TREES TO BE PRESERVED. FOR MASS AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE PLANTED BY HAND (NO MORE THAN 6 INCHES BETWEEN ROOTS) IF DAMAGE IS ABOVE GREATER.

2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE AT A MINIMUM 80% OF THE SIZES AS SPECIFIED BY THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLANT TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. FOR FUNCTION SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EASEMENTS, CODES AND APPLICABLE DEED RESTRICTIONS.

3. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN MULCH FILLED PLANTER BOXES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE PEATTIC, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATERIAL AND SHALL BE FREE FROM ANY CLAY, COARSE SAND, STONES, LIME, ASHES, PLANTS, ROOTS OR OTHER OBJECTIONABLE DEBRIS, OR CHEMICALS OR SALTS IN SUCH QUANTITIES AS MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.5 TO 7.5 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.

4. GENERAL INFORMATION ON PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE FOR GROUNDCOVER AREAS AND 2" FOR ACCENT / SMALL SHRUB. THIS IS IN ADDITION TO A MINIMUM OF 12" OF UNDISTURBED OR NATIVE SOIL THAT HAS BEEN STOCKPILED ON SITE AND RESERVED FOR USE IN OPEN INVESTED PLANTING SOIL WITH A RATIO OF ORGANIC MATTER EXPANDED 30% WITH HYDROPONICS (PEATER TANK AS PER AREA) A HALF (1) INVESTOR IN ANY DIRECTION. TOPSOIL DEPTH OF PLUS PLANTING SOIL EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY EXISTING LIMEROCK SUBGRADE, & IN ADDITION TO ROCK HARD WATER REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED A SUFFICIENT TO A MINIMUM DEPTH OF 24".

5. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.

6. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND TO INSTALL FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ANY DISCREPANCIES IN THE SITE SURVEY OR SUBMISSION PLAN TO THE OWNER'S LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWER LINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING BUT NOT LIMITED TO, TREES, SHRUBS, PLANTING BEDS, ETC. SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT OF RECORD PRIOR TO PLANT INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR BEARING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY KNOWN LARGE MATURING SHADE TREES OR UTILITY STRUCTURE. SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT PLANT ANY TREES IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.

7. ROOT BARRIER SPECIFICATIONS: ROOT BARRIER MAY SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED WITHIN 5'-0" TO PROPOSED UTILITIES, AS PER DETAILS ON PLAN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCTS WHERE THERE ARE TO BE NO TALLER THAN 2" (TWO) OR LESS FROM ANY ADJACENT SURFACES OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, PITCHES, ROADWAYS, WATER, DRAINAGE, IRRIGATION TRENCH, & STORM LINES, SHALL TREES THAT TYPICALLY MATURE AT A HEIGHT OF LESS THAN OR LESS PRESENT. ROOT BARRIERS WHERE SHALL TREES ARE PLANTED WITHIN 10' OF EDGE OF HARDSCAPE ELEMENTS OR UTILITIES. EXISTING TREES TO BE PRESERVED, WHERE THE ROOT PLANE IS EXPOSED GREATER THAN TEN FEET (10) FROM ANY NON-PERMEABLE AREAS OR UNDISTURBED SOIL (IE: IS) DO NOT REQUIRE ROOT BARRIERS. AND NEW PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED TO FEET OR MORE FROM THE ROOT PLANE OF EXISTING TREES. ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO SOFT PLANTING. THE USE OF ROOT BARRIERS SHALL BE AT THE DISCRETION OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT OF RECORD. THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT OF RECORD SHALL BE ALLOWED TO UNLINK ROOT BARRIERS FOR SHRUB TREES, OR MINIMUM OF TWO (2) LINEAR LENGTHS FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCT MAY BE INCREASED DUE NOT DECREASED BASED ON LENGTH DIAMETER(S) DEPICTED ON MANUFACTURER AT THE DISCRETION OF THE LANDSCAPE INSPECTOR, IN VARIOUS OF CLEARANCE ONLY. THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF PLANTING AREA (BOTH SIDES) OF ANY PLANTING STRIP, STRUCTURE, OR AMENITIES TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 2 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS AFTER FINAL GRADE. AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND MISCELLANEOUS UNSUITABLE MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

9. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE EXCAVATED HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS, ALL TRENCHES & EXCAVATIONS REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE HAND DUG OR CAREFULLY EXCAVATED AS FAR FROM THE TRUNK AS POSSIBLE.

10. NO PLANTING OF ANY TREE OR PALM WILL BE ACCEPTED, TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FROM ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.

11. CONTRACTOR SHALL STAKE & GUY ALL TREES & SHRUBS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.

12. FERTILIZER FOR GRASS AREAS SHALL BE 40% WATER @ 125 LBS/1000 S.F. OR SIMILAR/EQUAL, NITROGEN 50% SLOW RELEASE POWER FERTILIZER TO INCLUDE SECONDARY AND MICRONUTRIENTS.

13. MULCHING: ALL PLANT MATERIAL SHALL BE MULCHED IN A 3" RING OF PLANTING AS RECOMMENDED AND ACCEPTED PLANTING PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE MULCH TO OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND MAINTAINED THEREAFTER FOR A PERIOD OF 3 MONTHS.

14. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, TRIMMING, WEEDING, MOWING, REPAIR OPERATIONS (SUCH AS RESTRAINING OR REMOVING GUY SUPPORTS, RESTORING PLANTING SAUCERS) AND OTHER OPERATIONS BY THE CONTRACTOR UNTIL ACCEPTANCE OF ACCEPTABILITY OF THE OWNER OR ON-SITE STORAGE, MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS CONTINUING AFTER ACCEPTANCE.

15. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION SHALL BE REPLACED AT THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 30 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE SLANTED OR CAUSED BY WINDS LESS THAN 75 MPH, WILL BE PLUMB AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERFORMED TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT WERE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE FOR NO LESS THAN ONE (1) YEAR BY THE OWNER IN WRITING BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE NORMS DESCRIBED.

16. PAY SUCCESSIVE LEDGER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.

17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF GABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHERE THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

18. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (30) DAYS PRIOR TO PLANTING.

19. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND IS NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FLAW'S SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.

20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.

21. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.

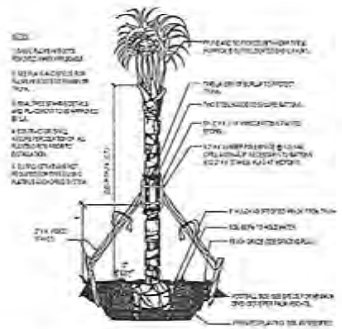
22. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.

23. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT ANY 8 FOOT CLEAR TRUNK.

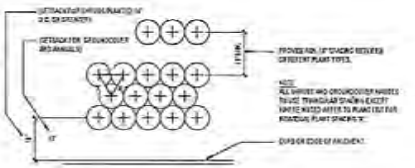
24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FIRE HYDRANTS AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.

25. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND LIKELIHOOD THEM BARREN. MULCH MATERIAL SHALL BE ADDITIVED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-4" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

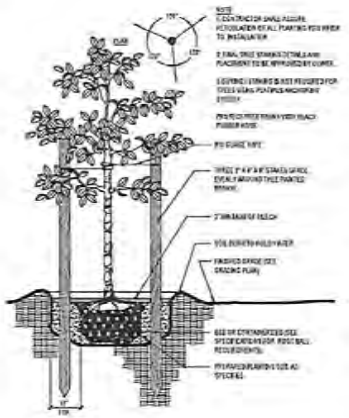
26. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.



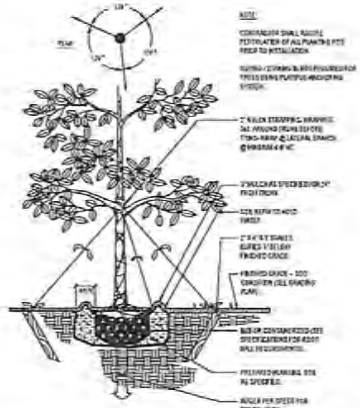
1 PALM
SECTION — SCALE: N.T.S.



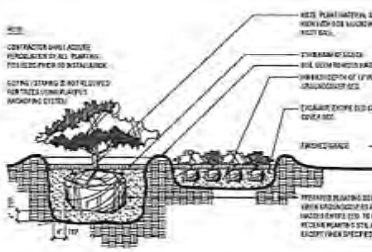
2 TYPICAL PLANT SPACING
PLAN — SCALE: N.T.S.



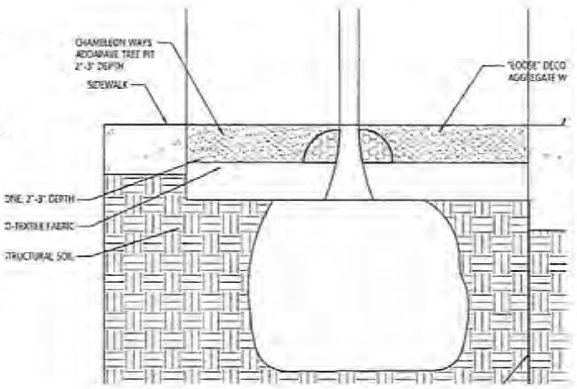
3 SMALL TREE
SECTION — SCALE: N.T.S.



4 LARGE TREE
SECTION — SCALE: N.T.S.



5 SHRUB AND GROUNDCOVER
SECTION — SCALE: N.T.S.




**walk**
Landscape + Urban Design
Planning | Research |
Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
O - 786.536.2068

REVISIONS / SUBMISSIONS

PRELIMINARY/ASPR

1136 NW 8 AVE
1136 NW 8 AVE
Miami, FL 33136

LANDSCAPE SPECIFICATION AND DETAILS

REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA

DRAWN BY: DATE:
CHECKED BY: JC
DATE: MAR 2024

SHEET NUMBER
L-04

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA



RENDERING

BEHAR-FONT

SEAL:

Digitally signed by Roberto Behar
Date: 2024.11.25 11:49:34-05'00'

ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1395 NW 8TH AVE,
MIAMI, FLORIDA 33136

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DATE: 11-06-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
R-1.01

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PROJECT NO: 24-013
DRAWING NAME:
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DATE: 11-08-2024
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DRAWING NAME:
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DATE: 11-06-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
R-1.04

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PROJECT NO: 24-013
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DATE: 11-08-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
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DATE: FEB 12 2025
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DATE: 11-08-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
R-1.07

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA



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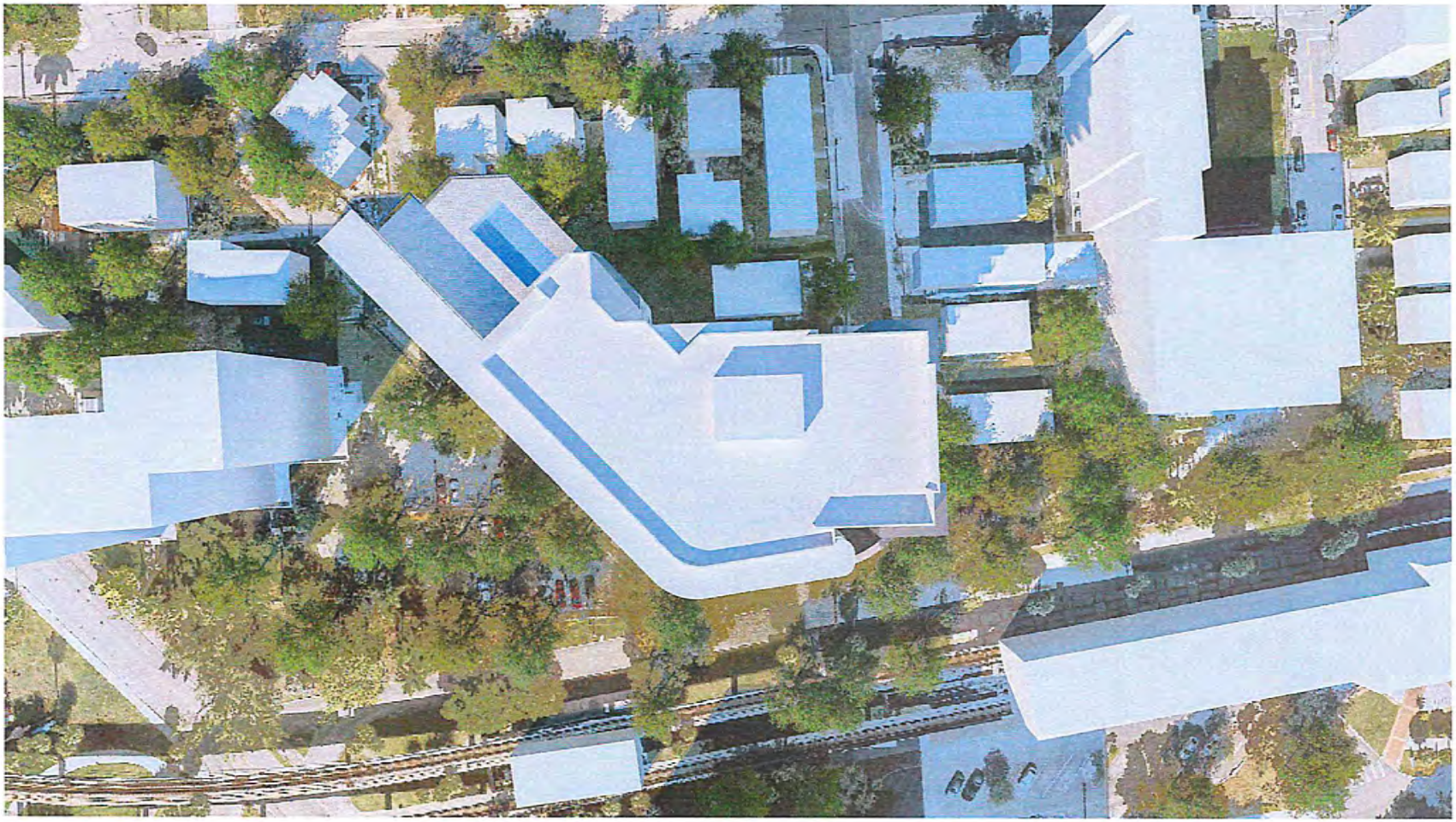
ROBERT BEHAR AR No. 14339

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1136 NW 8TH AVE.
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DATE: 11-08-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
R-1.08

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA



RENDERING

BEHAR · FONT
PARTNERS P.A.
CORAL GABLES ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1136 N.W. 8TH AVE.
MIAMI FLORIDA 33136

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DATE: 11-08-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
R-1.09

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-272 DATE: FEB 12 2025 BY: ISA

## DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

Company NAME: UBC Miami, LLC

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| Nicholas A. Lettire, 334-336 East 110th Street, New York NY 10029 | 50% |
| Gerard Lettire, 334-336 East 110th Street, New York NY 10029 | 50% |
| | |
| | |
| | |
| | |
| | |

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
| | |
| | |
| | |
| | |

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

| NAME AND ADDRESS | Percent of Ownership |
|---|---|
| | |
| | |
| | |
| | |
| | |

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-272 DATE: FEB 12 2025 BY: ISA

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
| | |
| | |
| | |
| | |
| | |

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

_____

_____

_____

_____

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 21st day of October, 2024. Affiant is personally known to me or has produced NYS drivers license as identification.

Edyta Santiago
(Notary Public)

EDYTA SANTIAGO
Notary Public, State of New York
No. 01SA6330571
Qualified in Kings County
Commission Expires 09/14/2027

My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-272 DATE: MAY 23 2025 BY: ISA

This instrument was prepared by:

Name: Mario J. Garcia-Serra, Esq.
Address: Gunster Yoakley and Stewart, P.A
600 Brickell Avenue, Suite 3500
Miami, FL 33131

(Space reserved for Clerk of the Court)

**WORKFORCE HOUSING DECLARATION OF RESTRICTIVE COVENANTS AND WORKFORCE HOUSING AGREEMENT**

This Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement (the "Declaration") is made as of the ___ day of _____, 2025, by UBC Miami, LLC , a Florida limited liability company, (the "Declarant"), the owner of that certain property ("Property") located in Miami-Dade County, Florida, which is more particularly described in Exhibit "A" attached hereto and made part hereof.

**RECITALS**

**WHEREAS,** pursuant to section 33-284.83(A)(3) of the Code of Miami-Dade County, for developments in Urban Center (UC) and Urban Area (UA) Districts, "all residential or mixed-use developments that: (a) are located within the Core or Center Sub-districts of an urban center district adopted by the Board or County Commissioners after July 10, 2007, and (b) have more than four (4) residential units, shall provide a minimum of twelve and a half (12.5) percent of their units as Work-force Housing Units"; and

**WHEREAS,** section 33-284.82(57) defines a Work-force Housing Unit ("WHU") as "[a] dwelling unit, the sale, rental or pricing which is restricted to households whose income is up to one hundred forty (140) percent of the most recent median family income for the County reported by the [United States Department of Housing and Urban Development]"; and

**WHEREAS**, the Miami-Dade Public Housing and Community Development Department administers the Workforce Housing Development Program pursuant to chapter 17, article IX, of the Code of Miami-Dade County, and regulations established with respect thereto (section 33-284.83 and article IX of chapter 17 are collectively referred to hereinafter as the "Ordinance"); and

**WHEREAS**, pursuant to the Ordinance, WHUs must be provided for sale or lease to Qualified Households, all in accordance with conditions set forth in the Ordinance; and

**WHEREAS**, the Declarant makes this Declaration to provide covenants and restrictions to ensure that the 18 WHUs to be developed on the Property as part of a larger new construction residential development are at all times available for occupancy by Qualified Households as hereinafter defined,

**NOW, THEREFORE,** TO ASSURE Miami-Dade County, Florida (the "County") that the obligations and requirements set forth in the Ordinance will be abided by, the Declarant, on behalf of itself and its successors and assigns, freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenants and Workforce Housing Agreement covering and running with the Property, which shall bind the Declarant, any assignee, mortgagee, or buyer, and all other parties that receive title to, or interest in, the WHUs,

1. The foregoing recitals are true and correct and are incorporated herein.

2. **Definitions**.

(a) "Area Median Income" means the median income level for the Miami-Dade County Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.

(b) "Certificate of Qualification" means a certificate issued by PHCD the Department or qualified designee establishing a qualified household's eligibility to rent a WHU.

(c) "Control Period" means each 20-year period during which the affordability restrictions shall apply, which period shall commence from the date the Covered Development and Workforce Housing Units are available for public occupancy as evidenced by the issuance of certificate of occupancy or temporary certificate of occupancy for the Covered Development.

(d) "Covered Development" means the WHUs that shall be developed on the Property.

(e) "County" means Miami-Dade County.

(f) "Department" means, unless otherwise indicated, the Miami-Dade Public Housing and Community Development Department, or any other successor agency.

(g) "Housing Director" means, unless otherwise indicated, the Director of the Department, or the Director's designee.

(h) "Eligible Household" means a household whose total income is 60% and up to 140% of Area Median Income.

(i) "Eligible Household Income" means any income derived by any proposed occupants of a WHU who are 18 years of age or order and who will use the WHU as their primary residence.

(j) "Household" means any natural person who occupies a WHU as their primary residence.

(k) "Market Rate Dwelling Units" means all additional dwelling units in a development that are not WHUs as defined herein.

(l) "Qualified Household" means an eligible household that has received a certificate of qualification from the Declarant, as verified by the Department

(m) "WHU" means a workforce housing unit.

(n) "Workforce Housing Rent" or "WHU Rent" means rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits and as used by the Florida Housing Finance Corporation for its multifamily rental programs (published annually at http://www.floridahousing.org).

3. **Covered Development**. The Covered Development consists of 18 WHUs to be developed on the Property as part of a larger new construction residential development, which Property is identified on the site plan approved pursuant to Rapid Transit Administrative Site Plan Approval Z2025000069 .

4. **Leasing of WHUs During Control Period**. WHUs shall be leased only to Qualified Households during the Control Period. Qualified Households shall be provided leases of a minimum period of 12 months, which shall comply with all applicable federal and state laws. WHU leases shall, at minimum, include: (i) provisions that specify the maximum household size allowed in the unit; (ii) a prohibition against subleasing; and (iii) a requirement that qualified household shall report any changes in household size or income during his or her tenancy.

5. **Eligibility to Rent**. The Covered Development may only be rented, before the expiration of the Control Period, by Qualified Households to be used as primary residences for those households. Prospective Eligible Households seeking to rent a WHU shall complete and execute the Certificate of Qualification as part of their unit lease application. Completed copies of the Certificate of Qualification, executed by the Declarant or their designee, shall be transmitted to the Department for a verification of eligibility. Upon determination of eligibility by the Declarant, the Declarant shall sign the Certificate of Qualification confirming that the Eligible Household is a Qualified Household. The property manager or property owner of the Covered Development shall retain the original Certificate of Qualification on site in the Qualified Household's file and provide a copy of the same to the Department. Copies of documents provided by the Eligible Household evidencing their earnings shall be retained in the Qualified Household's file along with the Certificate of Qualification.

6. **Validity and Issuance of Certificates of Qualification**. Certificates of qualification shall be issued by the Department or qualified designee within 10 days of completion of application package and

shall be valid for 12 months. The Department, in its sole discretion, may authorize the Declarant to issue Certificates of Qualification, subject to verification by the Department.

7. **Limits on WHU Rents**. Rents for WHUs shall be affordable to households whose income is 60% and up to 140 percent of area median income (determined at the time of initial occupancy), which shall be adjusted for family and unit size. Before the expiration of the Control Period, WHUs may only be rented at rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits as the same are used by the Florida Housing Finance Corporation for its multifamily rental programs.

8. **Monitoring of WHU Compliance**. Declarant shall comply with all monitoring requirements established by the Department. The Department may conduct, upon 48-hours' notice to the Declarant, an on-site inspection of the Covered Development to review client files for income verification. If a Qualified Household's Eligible Household Income increases above the maximum allowed income levels or a rented WHU is found to be non-compliant, the household may choose to remain in the WHU for the remaining term of the lease, and the property owner or manager shall make the next comparable vacant unit at the Covered Development available to an eligible household at the WHU rent. Declarant shall pay to the Department such fees for monitoring as set forth in the Department's the Rental Regulatory Agreement, Compliance, and Monitoring Unit Per Unit Cost Schedule attached as Exhibit _____, which has been approved by the Miami-Dade County Board of County Commissioners.

9. **Occupancy Report**. Declarant shall, on an annual basis, furnish the Department with an occupancy report, which provides the following information: (a) a list of all occupied WHUs, indicating composition of each resident family, as of the end date of the reporting period; (b) a list of all vacant WHUs, as of the end date of the reporting period; (c) the total number of vacancies that occurred during the reporting period; and (d) the total number of WHUs that were re-rented during the reporting period, stating family size and income. The Declarant shall permit Department representatives to conduct on-site inspection of the Covered Development, upon 48-hours' notice, to review tenant files for income verification.

10. **Annual Report**. The Declarant shall provide an annual report to the Department every ___year_____, confirming that all of the WHUs are being leased to Eligible Households.

11. **Re-Sale of Covered Development During Control Period**. Although the Declarant is permitted to sell the Property at all times, the Declarant hereby agrees that the WHU and rental restriction requirement outlined herein shall continue to apply to the Covered Development following any sale or transfer of the Covered Development through the expiration of the Control Period.

12. **Condominium Conversion**. If the Property is converted into a condominium or other "for sale" project (other than by a subsequent owner after a foreclosure sale of an Eligible Mortgage or deed in lieu of foreclosure transfer of ownership), then prior to entering into the first contract for sale of a WHU as a "for sale" unit, the Declarant shall enter into a new covenant in favor of the County for a "for sale" project in accordance with the current restrictions for such units as established by the Department and shall require all purchasers to abide by the restrictions. Such covenant shall grant to each Qualified Household occupying a WHU, at the time the Declarant is required to provide a notice of intended conversion in

accordance with section 718.608 of the Florida Statutes and section 17-01 of the Code of Miami-Dade County, a right of first refusal to purchase the WHU. Such covenant shall also grant to the County, among other things, the County's right of first refusal to purchase any or all of the WHUs in the event that a Qualified Household does not purchase the WHU within six months from the first date Declarant or its successors or assigns offers the WHU for sale. In the event Qualified Households or the County do not exercise their right of first refusal option, the Declarant shall continue to market and sell or rent such WHUs to Qualified Households throughout the Control Period.

13. **Expiration of Control Period**. The Control Period shall expire 20 years from the date when the WHUs forming part of the Covered Development are first placed into service, as evidenced by the issuance of a certificate of occupancy or temporary certificate of occupancy by a local government agency authorizing the use of the WHUs as primary residences. Upon the expiration of the Control Period, the County shall record in the Public Records of Miami-Dade County an instrument releasing the Covered Development from its obligation to provide WHUs, and the Declarant, or its successors and assigns, may freely lease or sell the Property or individual units at the market rate.

14. **Prior Notice of Initial Offering for Rent.** At least 60 days prior to the initial offering of WHUs for lease, the Declarant shall provide the Department with notice of its intention to commence leasing. The notice shall set forth the number, size, rents, and location of the WHU units. Following the transmittal of the notice of Declarant's intention to commence leasing and the initial lease of the WHUs, any subsequent offering of a WHU for lease shall not be subject to the notice requirements set forth in this paragraph. The Declarant and its agents or representatives shall also provide the Department with the contact information for the Declarant and its agents and representatives.

15. **Discrimination**. The Declarant comply with all applicable antidiscrimination laws, including, but not limited to Chapter 11A of the Code of Miami-Dade County and shall not discriminate against any person in the exercise of its obligations under this Declaration, and all such actions shall be taken without regard to race, age, religion, color, gender, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence, or stalking, national origin, marital status, physical or mental disability, political affiliation, source of income, or any other factor which cannot be lawfully used. For purpose of clarity, the foregoing limitations shall not be construed to preclude the Declarant from denying an Eligible Household an opportunity to lease a WHU unit based upon such factors as the Eligible Household's poor credit history or their inability to demonstrate household income sufficient to pay the WHU Rents and any other financial obligations.

16. **Presumption of Compliance**. Where construction has occurred on the Property or any portion thereof pursuant to a lawful permit issued by the County (or any successor municipality), and inspections made and approval of occupancy given by the County (or any successor municipality), then such construction, inspection, and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

17. **County as Beneficiary**. The County is the beneficiary of this Declaration; and, as such, the County may enforce these restrictive covenants by action at law or in equity, including without

limitation, a decree of specific performance or mandatory or prohibitory injunction, as well as civil penalties as provided in the Code of Miami-Dade County, Florida.

18. **Modification, Amendment, Release**. The Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the Department consents to the modification, amendment, or release. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality.

19. **Recording of Covenants and Declarations**. The Declarant shall record this Declaration in the Public Records of Miami-Dade County, Florida. The County shall have the right to enforce and maintain in full force and effect, the terms, conditions, and requirements of this Declaration.

20. **Severability**. Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the Miami-Dade County, Florida shall be entitled to revoke any approval predicated upon the invalidation portion.

21. **Laws and Venue**. This document shall be construed in accordance with the laws of Florida and venue shall be Miami-Dade County, Florida.

22. **Survival**. This Declaration shall survive any proceedings in foreclosure, bankruptcy, probate or any other proceedings at law or in equity.

23. **Headings**. The headings herein are for reference purposes only and shall not affect the meaning or interpretation of the terms and conditions hereof.

**[Signature page to follow]**

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-272 DATE: MAY 23 2025 BY: ISA

**IN WITNESS WHEREOF,** , has caused these present to be signed in its name on this _____ day of .

**UBC Miami, LLC** , a Florida limited liability company

_____
Witness

By:_____

Name:_____

_____
Printed Name

Title:_____

_____
Witness

_____
Printed Name

STATE OF FLORIDA )
) ss:
COUNTY OF _____ )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2025, by _____, as _____ of _____, a _____, on behalf of the _____, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]

_____
Print Name:_____
Notary Public, State of Florida
Commission #:_____
My Commission Expires:_____

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z24-272 DATE: MAY 23 2025 BY: ISA

# Exhibit A

## Legal Description

**LEGAL DESCRIPTION:**

PARCEL 1 (01-3135-019-1590)
LOTS 8, 9, AND 10, LESS THE WEST 10 FEET, OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PARCEL 2 (01-3135-019-2000)
LOTS 11 AND 12, IN BLOCK 12, OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, LESS THE PART CONVEYED TO MIAMI DADE COUNTY FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 12, SUCH POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 87 DEGREES 52' 05" EAST ALONG THE SOUTH LINE OF SAID LOT 12 FOR 100.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 12 DEGREES 17' 13" WEST ALONG THE EAST LINE OF SAID LOTS 11 AND 12 FOR 41.60 FEET TO A POINT OF CURVE WITH A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY 36.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82 DEGREES 51' 43" TO A POINT OF TANGENCY; THENCE SOUTH 80 DEGREES 34' 30" WEST FOR 72.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE 23.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54 DEGREES 27' 27", TO A POINT OF CURB WITH A TANGENT LINE SUCH LINE BEING THE WEST LINE OF SAID LOT 12; THENCE SOUTH 44 DEGREES 58' 3" EAST ALONG THE WEST LINE OF SAID LOT 12 FOR 20.94 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (01-3135-019-2020)
LOTS 16, 17, 18, AND THE WEST 10 FEET OF LOTS 8, 9, AND 10, IN BLOCK 12 OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PARCEL 4 (01-3135-019-2030)
LOTS, 19 AND 20, BLOCK 12, OF HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA


1


2


3


4


12





5


11


6


10


9


8


7

SITE

CONTEXT IMAGES
SCALE: NTS

BEHAR-FONT
PARTNERS, PA

SEAL:

ROBERT BEHAR AR No. 14330

CULMER STATION - RTZ
1138 NW 8TH AVE
MIAMI, FLORIDA 33136

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DATE: 11-26-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
CP-1.0.2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-272
DATE: FEB 12 2025
BY: ISA



VIEW FROM NORTHEAST
SCALE: NTS



VIEW FROM SOUTHEAST
SCALE: NTS



VIEW FROM SOUTHWEST
SCALE: NTS



VIEW FROM NORTHWEST
SCALE: NTS

SITE

AERIAL PHOTOGRAPHS
SCALE: NTS

BEHAR · FONT
SEAL:
ROBERT BEHAR AR No. 14339

CULMER STATION - RTZ
1139 NW 8TH AVE,
MIAMI, FLORIDA 33136

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DATE: 11-26-2024
PROJECT NO: 24-013
DRAWING NAME:
SHEET NO:
CP-1.0.3

**Miami-Dade County Department of Regulatory and Economic Resources**
**Staff Report to the Board of County Commissioners**

**PH: Z25-033** **November 20, 2025**
**Item No. 8A5**

| Recommendation Summary | |
|---|---|
| **Commission District** | 4 |
| **Applicant** | Garden Place Development, LLC. |
| **Summary of Request** | The applicant is requesting to delete a previously recorded covenant on the property. The deletion would allow the property to be developed as multi-family apartments with a maximum density of up to 60 units per acre and a maximum height of 8 stories under the Land Use and Density Regulating Plans of the Ojus Urban Area District. |
| **Location** | Generally located north of NE 187 Street and approximately 166' west of NE 25 Avenue, Miami-Dade County, Florida. |
| **Property Size** | ±0.62-gross (±0.43-net) Acres |
| **Existing Zoning** | Ojus Urban Area District (OUAD), RM, Center |
| **Existing Land Use** | Vacant |
| **2030-2040 CDMP Land Use Designation** | Metropolitan Urban Center |
| **Comprehensive Plan Consistency** | Consistent with the mixed-use and urban center policies and interpretative text of the CDMP and inconsistent with policy LU-7A of the CDMP. |
| **Applicable Zoning Code Section** | Section 33-311(A)(7) General Modification Standards, *(See attached Zoning recommendation Addendum)* |
| **Recommendation** | **Denial without prejudice** |

## BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(13) which states "Applications to modify or delete declarations of restrictive covenants encumbering property wholly located within any Urban Center or Urban Area zoning district, as defined in this Code, where and to the extent that modification or elimination of the declaration of restrictive covenant or part thereof is necessary to allow development conforming in all respects to the applicable Urban Center or Urban Area District regulations."

## PROCEDURAL HISTORY:

This application was deferred at the October 23, 2025, meeting of the Board of County Commissioners (BCC) to the November 20, 2025, in order to allow staff to correct the advertisement and readvertise.

The public hearing on this item has not been held.

## REQUEST:

DELETION of a Declaration of Restrictions recorded in Official Records Book 31237, Page 2459-2463.

**PROJECT HISTORY AND DESCRIPTION:**

The subject property consists of one mid-block parcel comprising of ±0.62-gross (±0.43-net) Acres generally located north of NE 187 Street and approximately 166' west of NE 25 Avenue, Miami-Dade County, Florida and is within the Ojus Urban Area District. The parcel is vacant and surrounded by multi-family and single-family residences.

On June 6, 2006, the Board of County Commissioners (BCC) adopted Ordinance No. 06-86 establishing the Ojus Urban Area District (OUAD) Regulations. The OUAD provides the regulatory framework for all development within the Ojus area of northeastern Miami-Dade County. The properties within the OUAD boundaries were rezoned to OUAD on March 8, 2007, pursuant to Resolution No. Z-3-07. The OUAD regulations have subsequently been amended in 2007, 2014, 2015 and 2016. OUAD regulations, as well as most Urban Center Districts, are based on the Standard Urban Center (SUCO) Regulations, which provide the foundational regulatory framework. The permitted density and intensity have been amended from time to time, with the most recent amendment approved in 2019 pursuant to Ordinance No. 19-120, which increased allowable density and intensity within the area. Prior to the OUAD rezoning, zoning records indicate that the subject property was zoned RU-3, Four-Unit Apartment District.

After two (2) deferrals earlier in 2018, the Board of County Commissioners, on November 15, 2018, approved an amendment to the Ojus Urban Area District Land Use Regulating Plan pursuant to Resolution No. Z-26-18. The amendment re-designated the subject property from Residential (R) to Residential Modified (RM), subject to a Declaration of Restrictions. The Declaration, among other provisions, limited development to: (1) a maximum building height of three (3) stories, and (2) no more than 18 dwelling units in total. The covenant was placed on the property to address concerns related to residential uses and the proximity of two (2) schools in the surrounding area.

As part of the subject application, the applicant seeks to delete the above-mentioned Declaration of Restrictions, recorded in Official Records Book 31237, Pages 2459–2463. Removal of the covenant would allow the property to be developed with multi-family apartments with a density of 60 units per acre and a height of eight (8) stories. Staff notes that no site plan was submitted with the application. Therefore, if the applicant were to pursue development under the Workforce Housing Development Program pursuant to Article XIIA of the Miami-Dade County Code, the property could be developed at an even greater density and intensity, including up to six (6) additional stories.

| **NEIGHBORHOOD CHARACTERISTICS** | | |
|---|---|---|
| | **Zoning and Existing Use** | **Land Use Designation** |
| **Subject Property** | OUAD-RM; vacant | Metropolitan Urban Center |
| **North** | OUAD-R; multi-family | Metropolitan Urban Center |
| **South** | OUAD-MC; vacant | Metropolitan Urban Center |
| **East** | OUAD-RM; multi-family | Metropolitan Urban Center |
| **West** | OUAD-R; single family residence | Metropolitan Urban Center |

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is a vacant parcel of land located at north of NE 187 Street and approximately 166' west of NE 25 Avenue. It is surrounded by a mix of residential and vacant parcels, including multi-family developments to the north and east, a single-family residence to the west, and vacant land to the south.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to develop the parcel with more density and intensity than currently permitted. Staff acknowledges that the development will result in additional traffic on the surrounding roadways. Based on the accompanying department memoranda and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the proposed development will generate approximately 13 PM peak hour vehicle trips. Based on the memorandum from the Department's Division of Environmental Resource Management (DERM), approval of the application will not reduce the Level of Service (LOS) standards for an initial development order.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **Ojus Urban Area District (OUAD)**. The Ojus Urban Area District implements the urban center policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.* Furthermore, the CDMP text states w*here the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern.*

Below is a brief overview of the Metropolitan Urban Center Floor Area Ratio (FAR) and Maximum Density Requirement:

| | *Average Floor Area Ratios (FAR)* | *Max. Densities Dwellings per Gross Acre* |
|---|---|---|
| *Metropolitan Urban Centers* | *greater than 3.0 in the core not less than 0.75 in the edge* | *250* |

The Ojus Urban Area District implements the Urban Center and Mixed-Use Corridor policies and interpretative text of the CDMP. Staff opines that the request to delete the Declaration of Restrictions recorded in Official Records Book 31237, Pages 2459-2463, thereby allowing development of the subject parcel with 37 dwelling units and eight (8) stories in height, or a maximum of 47 dwelling units and up to 14 stories in height if developed pursuant to the Workforce Housing Development Program would be **consistent** with the mixed-use and urban center policies and interpretative text of the CDMP.

However, as part of the CDMP, the criteria to evaluate new development and redevelopment in existing and planned transit corridors and **urban centers** is outlined in the CDMP Land Use Element, **Policy LU-7A***, which states;"[t]hrough its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and no-residential land uses and activities in nodes around rapid transit stations to promote mobility, produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers."*

The applicant seeks to seeks to delete the above-mentioned Declaration of Restrictions, recorded in Official Records Book 31237, Pages 2459–2463, to allow for future development on the site with more density and intensity than currently permitted. Staff opines that the maximum density and intensity permitted with the proposed amendment would be **incompatible** with the existing and future physical characteristics of development in the area, building massing and height. Based on the foregoing, and for the reasons that will be further expanded upon in the zoning analysis, staff opines that approval of the deletion of the covenant on the subject property would allow development on the site that would not be suitable for that area, and could create significant unfavorable impacts which could disrupt or degrade the safety and tranquility of the neighboring properties and would be **incompatible** with the surrounding parcels based on the compatibility criteria outlined in **Policy LU-7A**, and therefore would be **inconsistent** with Policy LU-7A of the CDMP.

## ZONING ANALYSIS:

The applicant seeks to delete a previously recorded Declaration of Restrictions on the property. The deletion would allow the property to be developed as multi-family apartments with a density of 60 units per acre and a height of 8 stories under the Land Use and Density Regulating Plans of the Ojus Urban Area District. When the applicant's request to delete the agreement, is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that the approval of the request would be **incompatible** with the area concerned, when considering the necessity and reasonableness of the deletions in relation to the present and future development of the area concerned. The purpose of the application is to delete the covenant that restricts the subject property to a maximum of three (3) stories and eighteen (18) dwelling units. Removal of this restriction could potentially allow development at a maximum density of 47 dwelling units and up to 14 stories in height if pursued under the Workforce Housing Development Program. Staff notes that when the application for the amendment to the OUAD and the associated covenant was presented to the BCC in 2018, the application was deferred twice (October 3 and October 25) to allow further coordination between staff and the applicant. At the November 15, 2018, BCC hearing, concerns were raised regarding the compatibility of higher density and building height with the surrounding area, which includes nearby schools and established residential uses. While the underlying zoning could have supported additional units and height, staff and the Board concluded that such density and intensity would not be appropriate for the site. To address these concerns, the applicant proffered a Declaration of Restrictions limiting the site to a maximum of 18 dwelling units and three (3) stories. Based on this proffer, the

application was approved in accordance with staff's recommendation, subject to the Declaration of Restrictions adopted under Resolution No. Z-26-18.

The subject parcel is adjacent to properties designated as Residential (R) to the north and west, which are restricted to a maximum density of 13 dwelling units per acre and a maximum height of four (4) stories. As such, any development exceeding these thresholds is considered to be **incompatible** with the surrounding area and would have a negative impact in the immediate parcels, which are currently developed with one (1) story structures or could potentially be redeveloped at a maximum of four (4) stories. Staff also notes that, during the 2018 approval process, it was recognized that the property immediately to the east, fronting NE 25 Avenue and NW 187 Street, could accommodate additional density and intensity due to its existing land use of RM, Center. The 2018 covenant was therefore intended to serve as a transitional buffer, allowing for slightly higher density on the subject site while ensuring compatibility with the lower-density residential areas to the north and west. Prior to this public hearing, multiple meetings were held between the applicant and the Development Services Division to discuss the possibility of proffering a new covenant restricting the building density and intensity to maintain this transitional role. However, no agreement was reached regarding such restriction. Staff further opines that the request to delete the existing covenant in order to qualify for the additional density and height would also be **incompatible** with the future development of the area outlined in the community's vision expressed through the Ojus Miami-Dade charrette report, and as adopted through the OUAD regulations.

Staff notes that approval of the request will not adversely impact the County's adopted Level of Service (LOS) standards for non-transportation County services. The memoranda from the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources (RER), the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the Water and Sewer Department and Miami-Dade Fire Rescue, indicate that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

For the reasons above, staff is of the opinion that deleting the Declaration of Restrictions for the subject property would be **inconsistent and incompatible** with the surrounding area. The 2018 covenant was intended to provide a transition between higher-density development to the east and lower-density residential to the north and west. Removing the covenant could result in a development that does not fit the scale and character of the neighborhood. **Staff therefore, recommends denial without prejudice of the application under Section 33-311(A)(7), Generalized Modification Standards.**

**ACCESS, CIRCULATION AND PARKING:** N/A

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** N/A

**RECOMMENDATION:**

**Denial without prejudice.**

**CONDITIONS FOR APPROVAL:** None.

ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

Garden Place Development, LLC.
PH: Z25-033

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|---|---|
| Division of Environmental Resources Management (RER) | *No objection* |
| Platting and Traffic Review Section (RER) | *No objection* |
| Miami-Dade Fire Rescue (MDFR) | *No objection* |
| Water and Sewer Department (WASD) | *No objection** |
| Building and Neighborhood Compliance (BNC) | *No objection* |
| **Subject to conditions in their memorandum.* | |

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

| | |
|---|---|
| ***Objective LU-7A (Pg. I-13)*** | *Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to promote mobility, produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.* |
| ***Land Use Element Urban Centers pg. I-45*** | *Urban Centers*<br>*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.*<br><br>*The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.*<br><br>*The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* |

| | |
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| | *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. Separately*<br><br>***Policies for Development of Urban Centers***<br>*Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.*<br><br>***Uses and Activities.*** *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.*<br><br>***Radius.*** *The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.*<br>*Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane* |

*roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

***Density and Intensity.*** *The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.*
*Average Floor Area Ratios (FAR)*

| | *Average Floor Area Ratios (FAR)* | *Max. Densities Dwellings per Gross Acre* |
|---|---|---|
| *Regional Activity Centers* | *greater than 4.0 in the core not less than 2.0 in the edge* | *500* |
| *Metropolitan Activity Centers* | *greater than 3.0 in the core not less than 0.75 in the edge* | *250* |
| *Community Urban Centers* | *greater than 1.5 in the core not less than 0.5 in the edge* | *125* |

*In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.*

*As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.*

## PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
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| ***Section 33-311(A)(7) Generalized Modification Standards.*** | *The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the* |

| | |
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| | *opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.* |

***Building and Neighborhood Compliance***

***ENFORCEMENT HISTORY***

| | |
|---|---|
| GARDEN PLACE DEVELOPMENT, LLC | N/A<br>MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |
| Pending | Z2025000033 |
| **DATE** | **HEARING NUMBER** |

**FOLIO: 30-2204-000-0640**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**
October 28, 2025

**NEIGHBORHOOD REGULATIONS:**
There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**
There are no open/closed cases in BSS.

**VIOLATOR:**
GARDEN PLACE DEVELOPMENT, LLC.

**OUTSTANDING LIENS AND FINES**:
There are no outstanding liens or fines.

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 29, 2025

**To:** Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

**From:** Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

**Subject:** Z2025000033-2nd Review
Garden Place Development LLC
2475 NE 187th Street
Applicants seek elimination of restrictive covenants related to zoning actions under resolution Z-26-18 and related declarations of restrictions.
(OUAD) (0.42 acres)
04-52-42

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The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). DERM has no pertinent comments regarding this application since the proposed application request for elimination of restrictive covenants and declarations of restrictions related to zoning actions under resolution Z-26-18, does not entail any environmental concerns. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

DERM will evaluate the feasibility of connecting to the public water and sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes structures requiring public water and sanitary sewers on the subject property.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 25, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

**From:** Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

**Subject:** ***UPDATED*** Zoning Application Comments - Garden Place Development LLC
Application No. Z2025000033 - (Previous App. No. M24-032)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

The subject application is within North Miami Beach' water service area and WASD's sewer service area. At the time of development, the applicant is advised to consult with the Utility of North Miami Beach for any infrastructure that they may have within their service area and WASD to finalize points of connection and capacity approval for the proposed project.

Application Name: Garden Place Development LLC

Location: The proposed project is located on approximately 0.43 acres on the north side of NE 187th Street, approximately 55 feet west of NE 24th Place, with Folio No. 30-2204-000-0640, within the Ojus Urban Area District (OUAD), in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting for the elimination of Restrictive Covenants Associated with Zoning Hearing Resolution Z-26-18 and Related Declaration of Restrictions for Garden Place Development LLC, for the subject site. A site plan was not provided with this application and thus the water/sewer flows for the future development cannot be calculated at this time.

Water: The proposed development is located within the City of North Miami Beach's water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. In addition, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

Water Conservation: All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program, please go to: http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to: http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch gravity sewer (ES9050-2; MH No. 2 per As-built) located at the intersection of NE 187th Street and NE 24th Place, approximately 55 feet east of the subject property, to where the developer may connect and extend the same 8-inch gravity sewer, at full depth westerly along NE 187th Street to the southwestern corner of the property, in order to provide sewer service to the proposed development as required, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. *Final points of connections and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure. At such time, a hydraulic modeling analysis will be performed and any upgrades to the system will be identified.*

If UNITY OF TITLE does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flows from the proposed development will be transmitted to Pump Station No. 394. Said pump station is currently in OK Moratorium Code Status.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

# Memorandum

MIAMI-DADE COUNTY

Date: October 24, 2025

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: For: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2025000033
Name: Garden Place Development, LLC
Location: 2475 NE 187 Street
Section 04 Township 52 South Range 42 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application meets the traffic concurrency criteria because it lies within an Urban Center and the urban infill area where traffic concurrency does not apply. It will generate approximately **13 PM** peak hour vehicle trips (*)

(*)Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 25, 2025

**To:** Eric Silva, Assistant Director
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

**Subject:** Z2025000033

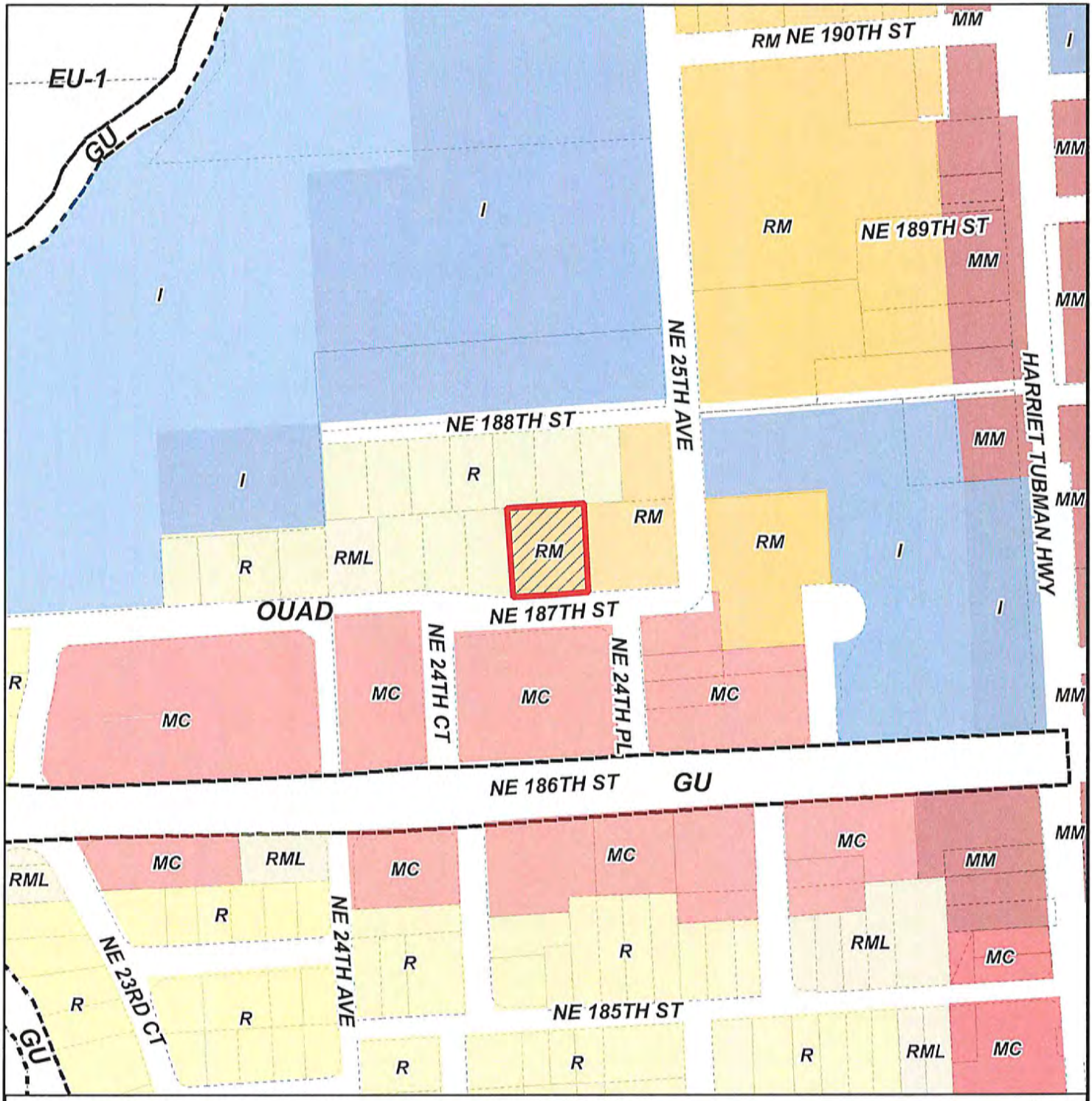
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The Miami-Dade Fire Rescue Department has **no objection** to request to elimination of restrictive covenants uploaded to "EnerGov" on 3/7/2025.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2025000033

**Section: 04 Township: 52 Range: 42**
**Applicant: Garden Place Development LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 4**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

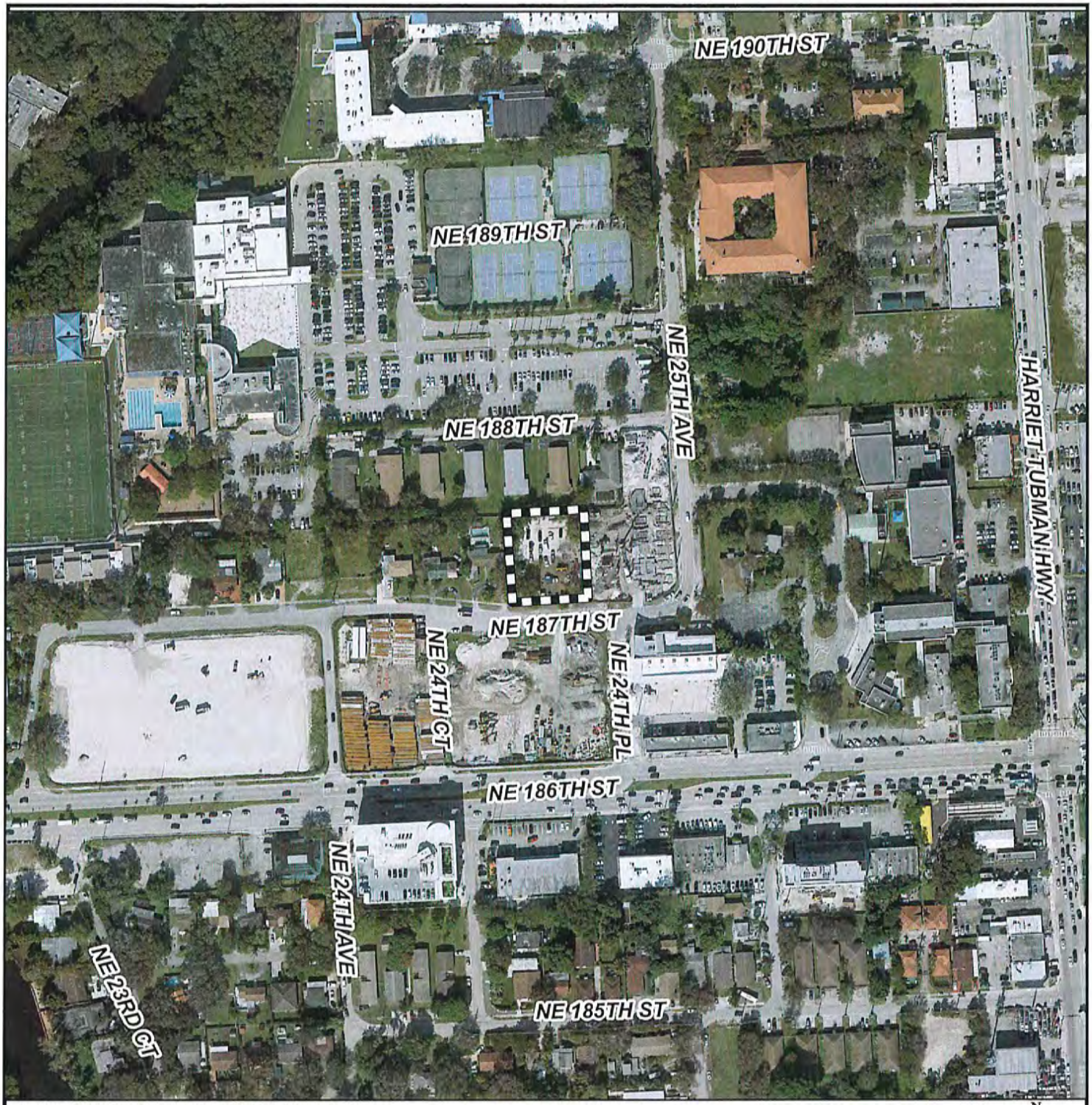
- Subject Property Case
- Zoning

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, March 10, 2025

| REVISION | DATE | BY |
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# MIAMI-DADE COUNTY

**AERIAL YEAR 2024**

**Process Number**

## Z2025000033

**Legend**

Subject Property

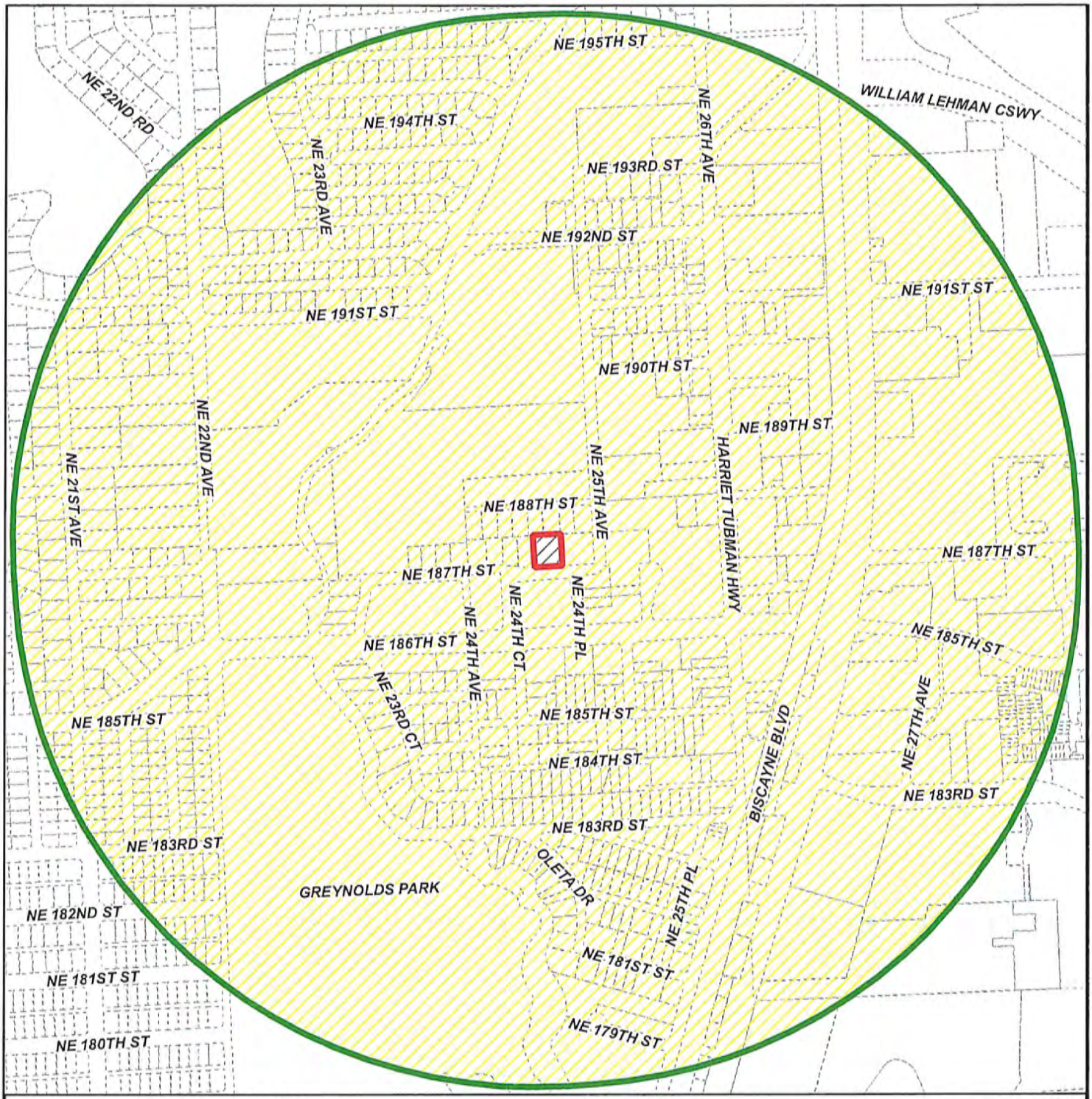
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**Section: 04 Township: 52 Range: 42**
**Applicant: Garden Place Development LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 4**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Monday, March 10, 2025**

| REVISION | DATE | BY |
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# MIAMI-DADE COUNTY

**RADIUS MAP**

**Process Number**

**Z2025000033**

**RADIUS: 2640**

**Section: 04 Township: 52 Range: 42**
**Applicant: Garden Place Development LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 4**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

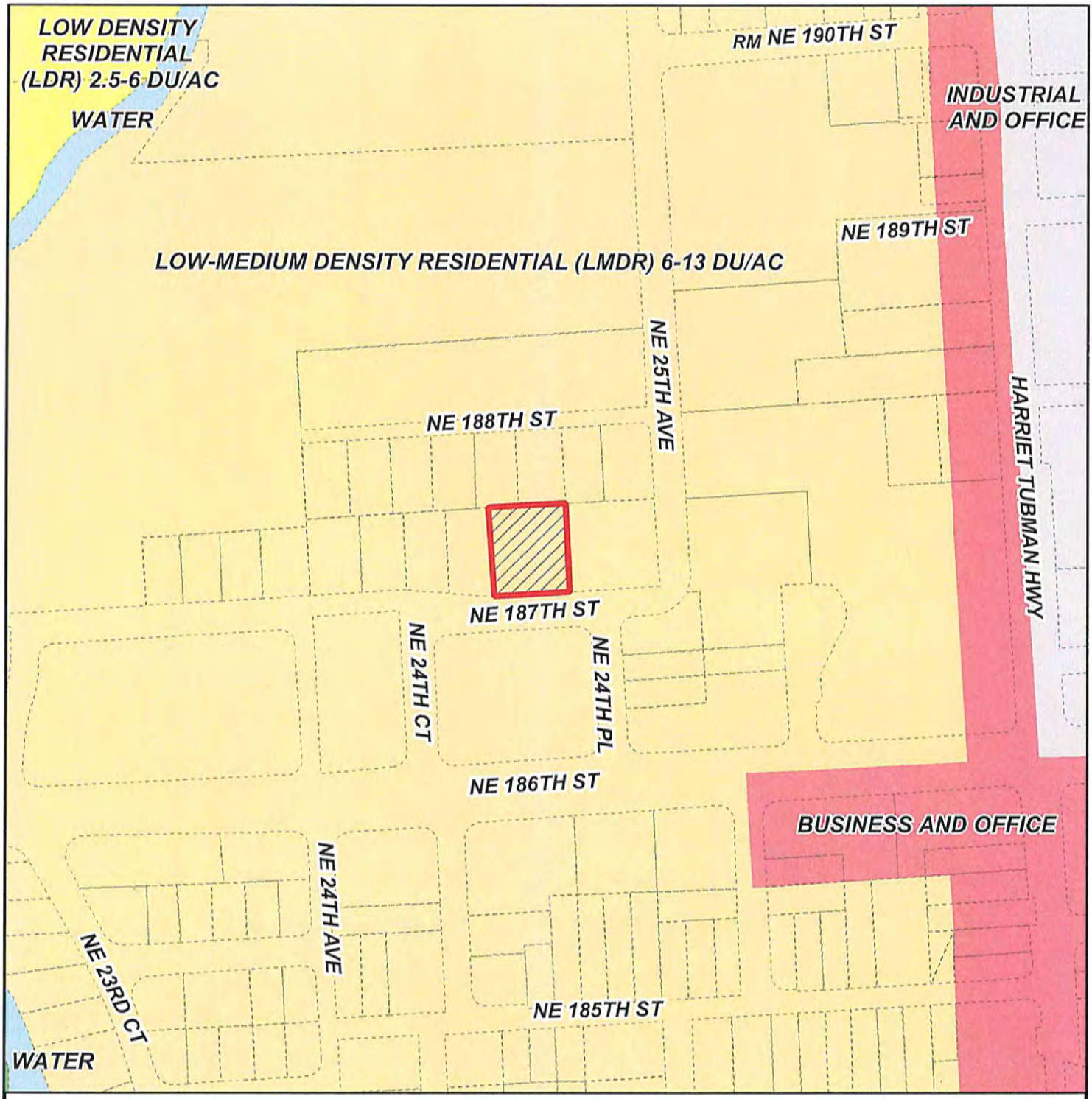
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, March 10, 2025

| REVISION | DATE | BY |
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# MIAMI-DADE COUNTY

CDMP MAP

**Process Number**

## Z2025000033

**Section: 04 Township: 52 Range: 42**
**Applicant: Garden Place Development LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 4**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

Subject Property Case

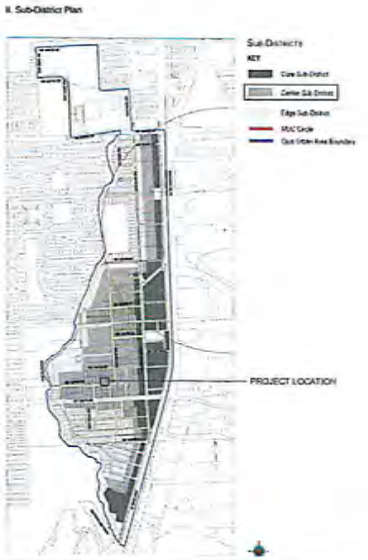
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MIAMI-DADE COUNTY

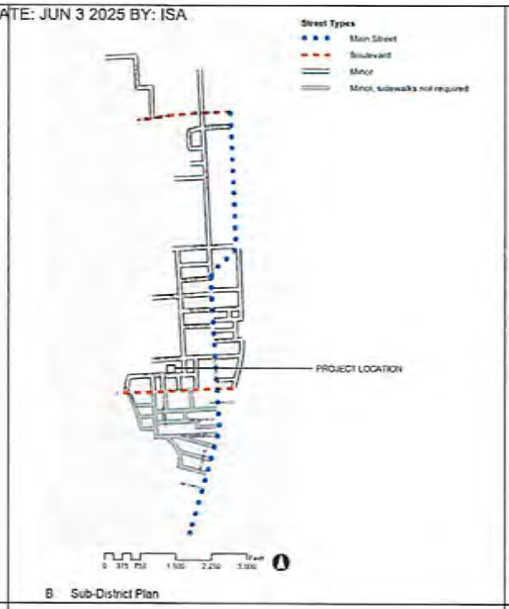
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-033 DATE: JUN 3 2025 BY: ISA

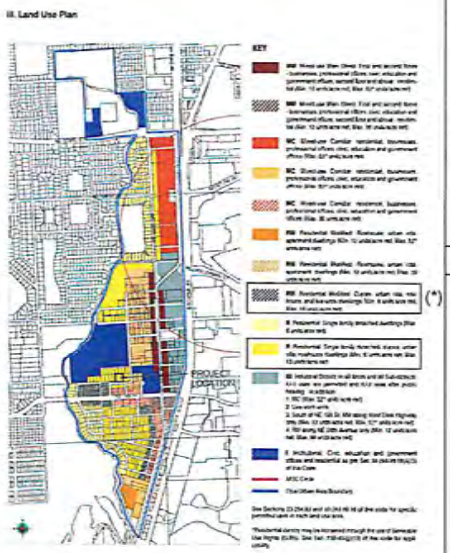



SUB-DISTRICTS PLAN




B Sub-District Plan

STREET PLAN



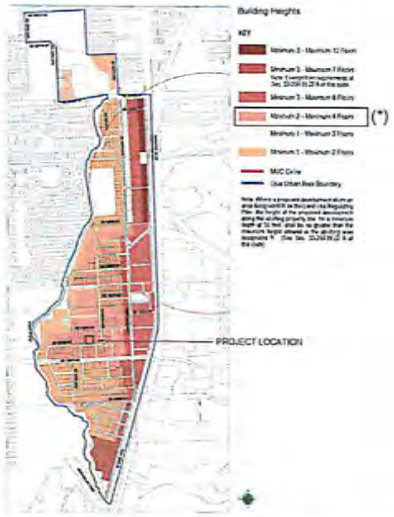

LAND USE PLAN



AERIAL VIEW 4



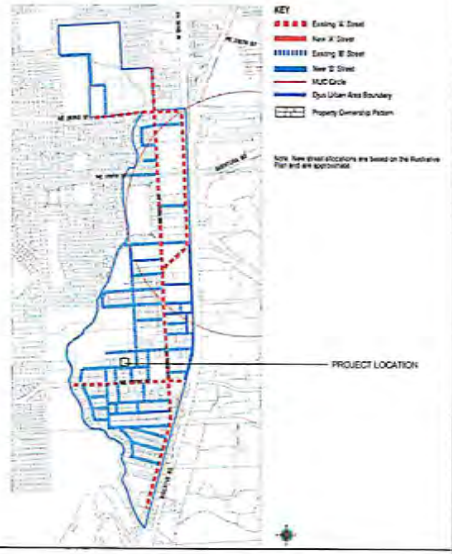
(*) ZONING VERIFICATION LETTER



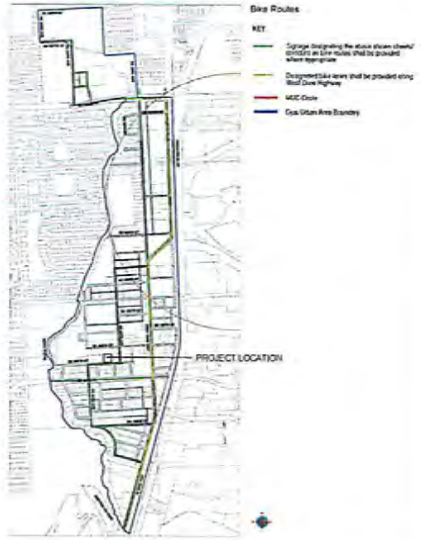

BUILDING HEIGHTS PLAN




DESIGNATED OPEN SPACE PLAN




NEW STREET DEDICATIONS PLAN




BIKE ROUTE PLAN

(*) NOTE= AS PER ZONING VERIFICATION FORM MIAMI DADE COUNTY, DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, ON MARCH 7TH 2018, CASE# J2019000098
THE PROPERTY IS LOCATED WITHIN THE OJUS URBAN AREA DISTRICT (OUAD) AND IS DESIGNATED RESIDENTIAL MODIFIED (RM) IN THE CENTER SUB-DISTRICT. THE PARCEL MAY BE DEVELOP AT A DENSITY BETWEEN 0 AND 60 DWELLING UNITS PER NET ACRE AND AT A HEIGHT OF BETWEEN A MINIMUM OF 3 STORIES AND A MAXIMUM 8 STORIES IN HEIGHT. (SEE LETTER ABOVE AND ATTACHED TO THIS SUBMITTAL)

IN THE CASE A HOTEL IS DEVELOPED A CHANGE FROM RM TO MIXED USE IS REQUIRED

SKLARchitecture
Commercial & Residential Architecture
P: 954 925 9292
www.sklarchitect.com

GARDEN PLACE AVENTURA
2475 NE 187 Street, Miami, FL 33180

ZONING REGULATIONS

Project # 19-000

A0.3

# Disclosure of Interest*

**If a CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

| NAME AND ADDRESS | PERCENTAGE OF STOCK |
|---|---|
| N/A | |
| | |
| | |
| | |

**If a TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

| NAME AND ADDRESS | PERCENTAGE OF INTEREST |
|---|---|
| N/A | |
| | |
| | |
| | |

**If a PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Garden Place Development LLC

| NAME AND ADDRESS | PERCENTAGE OF OWNERSHIP |
|---|---|
| Moshe Mann 17555 Collins Ave Sunny Isles FL 33160 | 1/3 |
| Haim Sklash 19111 Collins Ave Sunny Isles FL 33160 | 1/3 |
| Raphael Weizman 21400 TURNBERRY WAY AVENTURA FL 33180 | 1/3 |
| | |

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*

# Disclosure of Interest

**If there is a CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

| NAME AND ADDRESS | PERCENTAGE OF INTEREST |
|---|---|
| | |
| | |
| | |
| | |

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

| | |
|---|---|
| | |
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**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

x _____ (MGR) x _____ Haim Sklash, Moshe Morin, Raphi Weizman
Signature Print Name

Sworn to and subscribed to before me on the 30 day of September, 2024

Affiant is personally known to me or has produced _____ as identification.

Notary: _____

Commission expires: _____

KAREN [illegible]
Notary Public - State of Florida
Commission # HH 117254
My Comm. Expires Jul 5, 2027
Bonded through National Notary Assn.

This form is available online at *www.miamidade.gov/zoning/forms.asp*

FORM REVISION 2019/3

**Miami-Dade County Department of Regulatory and Economic Resources**
**Staff Report to the Board of County Commissioners**

**PH: Z24-030** **November 20, 2025**
**Item No. 8B1**

| Recommendation Summary | |
|---|---|
| **Commission District** | 10 |
| **Applicant** | Arc Property Holdings, LLC. |
| **Appellant** | Arc Property Holdings, LLC. |
| **Summary of Requests** | The applicant seeks approval of a district boundary change from RU-1 (Single-family residential) to RU-5A (Semi-professional Office District). Additionally, the applicant seeks to modify a condition of a prior resolution, only as it applies to the subject property, in order to allow the submission of a revised site plan for a proposed office use. In addition, the application seeks to reduce the required setbacks along the rear and interior side property lines, permit a narrower one-way driveway than required by code, provide less than the required parking lot buffer, and waive the buffer and screening requirements along the rear property line where the site abuts existing residential uses. |
| **Location** | 7945 SW 24 Street, Miami-Dade County, Florida. |
| **Property Size** | 0.17-Acres |
| **Existing Zoning** | RU-1, Single-Family Residential District- 7,500 sq. ft. net |
| **Existing Land Use** | Single-family residence |
| **2030-2040 CDMP Land Use Designation** | Office/Residential<br>(see attached Zoning Recommendation Addendum) |
| **Comprehensive Plan Consistency** | Consistent with the LUP map, and the interpretative text and policies of the CDMP |
| **Applicable Zoning Code Section(s)** | Section 33-311, District Boundary Change,<br>Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations and<br>Section 33-311(A)(7) Generalized Modification Standards<br>*(see attached Zoning Recommendation Addendum)* |
| **Recommendation** | **Approval of request #1, subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2 through #6. Reversal of CZAB #10 decision would require the affirmative votes of 2/3 of the Board members present).** |

**BOARD OF COUNTY COMMISSIONERS' JURISDICTION:**

This Board has jurisdiction over this appeal pursuant to Section 33-314(B)(1) and (2), which address appeals of "Applications for district boundary changes on individual pieces of property or on a neighborhood or area-wide basis, and Applications for district boundary changes, unusual use, new use, variance or special exception which is incidental or related thereto, or where there is pending on the same property or portion thereof more than one (1) application for district boundary change, variance, special exception, unusual or new use."

**REQUESTS:**

(1) DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District, to RU-5A, Semi-professional Office District.

(2) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-321-91, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, only as it applies to the subject property, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Pan," as prepared by Garcia Perron Architects, dated 9-19-91."

TO: "2. That said property shall be developed substantially in accordance with that submitted for the hearing entitled "Addition & Interior Improvements for: ARC Private Provider Services" as prepared by Modis Architects, LLC., consisting of sheet A0-3 dated stamped received 6/2/2025, sheet A0-6 dated stamped received 3/18/2025, sheets A1.1 and A2.2 dated stamped received 11/4/2024, for a total of 4 sheets. Any future additions on the property which conform to zoning Code requirements will not require further public hearing action."

The purpose of request #2 is to allow the applicant to modify the condition of a prior resolution only as it applies to the subject property in order to submit a new site plan with a proposed office use.

(3) NON-USE VARIANCE of the setback requirements to permit the office building to setback 23.6' (25' required; 23.32' previously approved) from the rear (north) property line, to setback a minimum of 12.62' from the interior side (west) and to setback 13.95' from the interior side (east) property lines (15' required; 8.76' previously approved).

(4) NON-USE VARIANCE to permit a one-way drive 9' (14' required).

(5) NON-USE VARIANCE to permit the parking lot buffer with a width of 5'-11" (7' required).

(6) NON-USE VARIANCE to waive the requirement that buffers between dissimilar land uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center along the rear side (north) property line.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

**CZAB #10 ACTION:**

| | |
|---|---|
| **CZAB #10<br>July 22, 2025** | **Denied without prejudice (Resolution #CZAB10-12-25)** |

**STAFF RECOMMENDATION:**

| | |
|---|---|
| **Recommendation of the appeal** | **Approval of request #1, subject to the Board's acceptance of the proffered covenant and approval with conditions of requests #2 through #6<br>Overrule CZAB #10 decision<br>(Reversal of CZAB #10 decision would require the affirmative votes of 2/3 of the Board members present)** |

| | |
|---|---|
| **Previous Recommendation of the CZAB #10** | **Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #6.**<br>**(Original Staff Recommendation to the CZAB #10 is attached)** |

**TIMELINE:**

1. On July 22, 2025, the Community Zoning Appeals Board (CZAB) #10, denied without prejudice the subject application (Resolution #CZAB10-12-25).

2. On August 9, 2025, the appellant, Arc Property Holdings LLC (the applicant), appealed the CZAB #10 decision to the Board of County Commissioners (BCC).

3. This application was noticed for the November 20, 2025, BCC meeting.

**ANALYSIS:**

For the reasons outlined in the Comprehensive Development Master Plan and zoning analysis of the attached staff recommendation, staff opines that the appellant's request for a reversal of the CZAB #10 decision should be **approved** per the previous recommendation to the CZAB #10.

**CONDITIONS FOR APPROVAL:** For requests #2 through #6 only.

1. That all other conditions of Resolution No. 4-ZAB-321-91 remain in full force and effect, except as herein modified.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Addition & Interior Improvements for: ARC Private Provider Services" as prepared by Modis Architects, LLC., consisting of sheet A0-3 dated stamped received 6/2/2025, sheet A0-6 dated stamped received 3/18/2025, sheets A1.1 and A2.2 dated stamped received 11/4/2024, for a total of 4 sheets. Any future additions on the property which conform to zoning Code requirements will not require further public hearing action.

3. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

4. That the use be established and maintained in accordance with the approved plan.

5. That no medical or dental office usage be conducted on the subject site.

6. That the landscape hedge located along the rear (north) property line be maintained as a visual buffer, and that if said landscape hedge is removed or destroyed, the applicant shall install new hedges at a minimum of thirty (30) inches in height at time of planting.

7. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) Traffic Engineering Division

**<u>Staff Recommendation:</u> Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #6.**

ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resource

*Building and Neighborhood Compliance*

***ENFORCEMENT HISTORY***

| | |
|---|---|
| ARC PROPERTY HOLDINGS, LLC/BERMUDEZ, RICARDO | 7945 SW 24 ST MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |
| PENDING | Z2024000030 |
| **DATE** | **HEARING NUMBER** |

**FOLIO No: 30-4010-015-0830**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**
February 18, 2025

**NEIGHBORHOOD REGULATIONS:**
There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**
There are no open/closed cases in BSS.

**VIOLATOR:**
ARC PROPERTY HOLDINGS, LLC/ BERMUDEZ, RICARDO

**OUTSTANDING LIENS AND FINES:**
There are no outstanding Liens, Fines, or Fees.

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 14, 2025

**To:** Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

**From:** Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

**Subject:** Z2024000030-2nd Review
ARC Property Holdings, LLC
7945 SW 24th Street
DBC from RU-1 to RU-5A to convert the existing residence into an office, as well as a proposed addition. Non-use variance of side and rear setbacks and lot coverage and EVSE requirements and modification to resolution 4ZAB32191.
(RU-1) (0.17 Acres)
10-54-40

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The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records the existing residence is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent

Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

*Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

**Conditions of Approval: None**

Water Control Review
Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

**Conditions of Approval: None**

Tree Preservation
An aerial review of the subject property does not indicate the presence of tree resources. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

**Conditions of Approval: None**

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary
A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid

only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** May 2, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

**From:** Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

**Subject:** Zoning Application Comments - ARC Private Providers
Application No. Z2024000030 - Revision # 2 - (Pre-App. No. Z23P-282)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. ***The previous comment regarding the proposed concrete wall encroachment along the WASD 12-foot Utility Easement (6 feet within the property line) has been resolved. (Refer to Easement comments below).***

WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: ARC Private Providers

Location: The proposed project is located on approximately 0.17 acres at 7945 SW 24th Street, with Folio No. 30-4010-015-0830, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from RU-1 (Single-Family Residential District) to RU-5A (Semi-Professional Office District) to change the use of the existing 1,441 sq. ft. Home to a 2,084 sq. ft. Office Building (proposed 643.07 sq. ft. addition), as per revised site plan submitted.

The water demand for the proposed office is 104 gallons per day (gpd), the existing SFR has a water demand of 210 gpd; therefore, there is a no-net-increase for water demand.

*Easement: Please note that there is a 12-foot Utility Easement centered (6 feet within the property line) along the northern and western boundary of the property. The WASD 12-foot Utility Easement centered (6 feet within the property line) along the northern boundary of the property line is housing a 2-inch water main (water as-built No. EU1260-1) and an 8-inch sanitary gravity sewer (sewer as-built No. U386-1).* **Per revised site plan (V4), a concrete wall along the utility easement is not proposed with this zoning application. The applicant is proposing shrubs along the Utility easement to comply with the buffer requirements and is requesting a variance for the required trees.**

Water: The proposed development is located within the WASD's water service area. The water supply is provided by the Alexander Orr-Water Treatment System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is connected to water. However; the property is connected to an existing 2-inch water main at the rear of the site; and per WASD's Rules and Regulations, the proposed use may be

connected to an existing 8-inch water main abutting the property along SW 24th Street. Please note that per Verification Form (24-2024-L-VF-462) dated June 14, 2024, the property may connect to the abutting 8-inch water main as it met the criteria for the fire flow test.

A Water Supply Certification (WSC) will not be required for the proposed development as the water demand results in a non-net-increase.

There are water mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to: http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to: http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The subject property is connected to sewer. There is an existing 10-inch sanitary sewer abutting the site along SW 24th Street.

There are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

# Memorandum

MIAMI-DADE COUNTY

Date: December 9, 2024

To: Erie Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2024000030
Name: ARC Property Holdings, LLC
Location: 7945 SW 24 Street
Section 10 Township 54 South Range 40 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 11, Block 21, Plat Book 60, Page 16.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **3 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

| STA.# | LOCATION | LOS PRESENT | LOS W/PROJECT |
|---|---|---|---|
| 9122 | Coral Way west of SR 826 | C | C |

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum

MIAMI-DADE COUNTY

**Date:** February 13, 2025

**To:** Eric Silva, Assistant Director
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

**Subject:** Z2024000030

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 1/31/2025. Proposed scope of work does not affect existing fire department access.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

# Memorandum

MIAMI-DADE COUNTY

**Date:** Wednesday, May 7, 2025

**To:** Eric Silva
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

**From:** Miguel Soria, P.E.
Assistant Director Highway Engineering
Department of Transportation and Public Works

**Subject:** Review of Z2024000030
Applicant Name: ARC Property Holdings, LLC

---

**Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I:**

**PROJECT LOCATION:**

The property is located at 7945 SW 24th Street in Miami-Dade County.

**COMMENTS/RECOMMENDATION:**

I. CONDITIONS:

1. This development is approved for a district boundary change to rezone from RU-1 to RU-5, along with the proposed addition of 643.07 square feet of office space. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.

**If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.**

# Memorandum

**Date:** March 27, 2024

**To:** Eric Silva, Assistant Director for Development Services
Regulatory and Economic Resources Department

**From:** Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

**Subject:** Zoning Application Z2024-000030 ARC Property Holdings, LLC

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The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified one 1956 structure associated with folio 30-4010-015-0830 that meets the 50-year or older benchmark for historic resource eligibility. If slated to be demolished now or in the future, the applicant shall complete and submit a Florida Master Site File Historical Structure Form for each structure prior to demolition of the historic structure within the application area.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2024000030

**Section: 10 Township: 54 Range: 40**
**Applicant: ARC Property Holdings, LLC**
**Zoning Board: C10**
**Commission District: 10**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

Subject Property Case

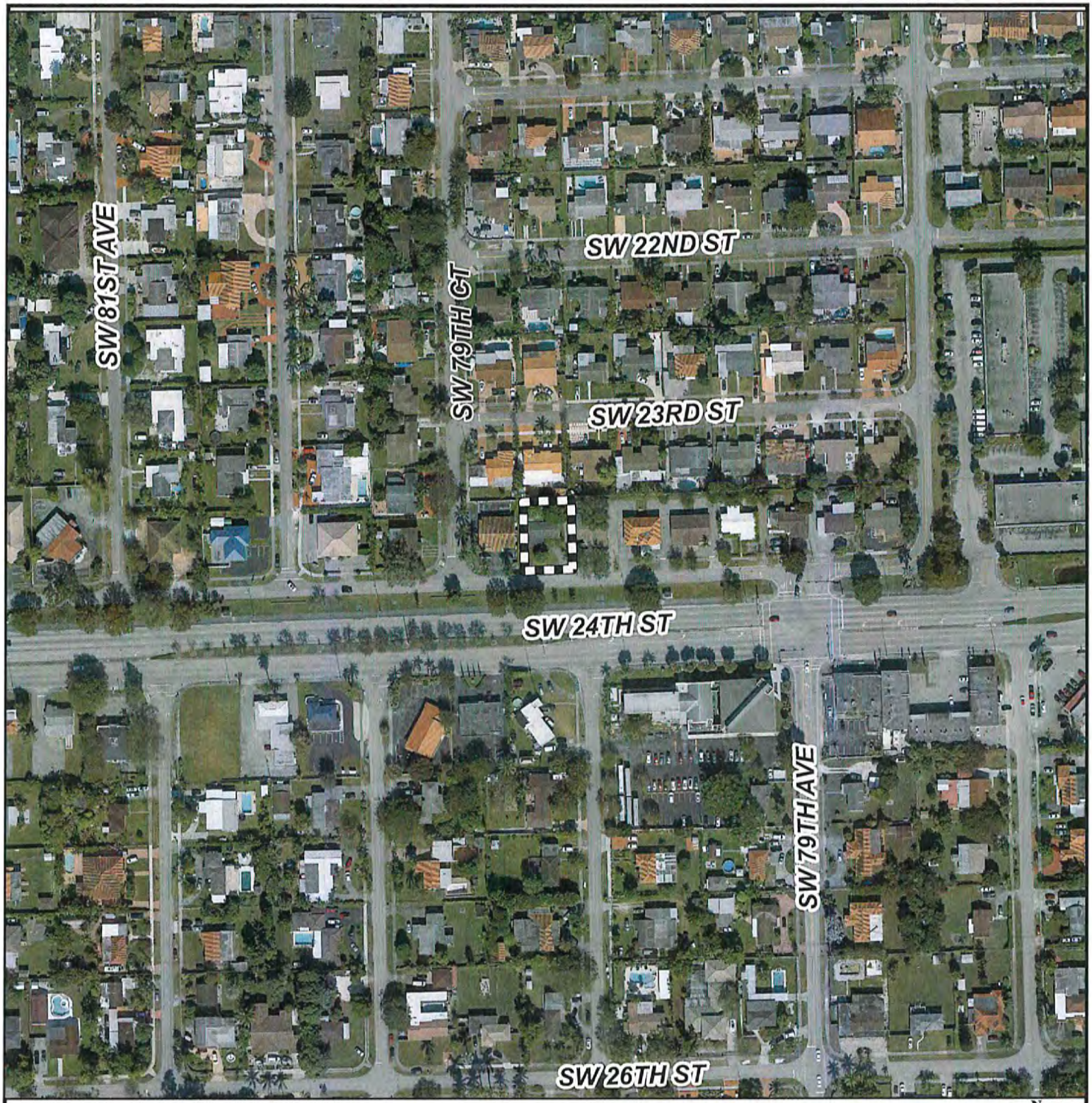
Zoning

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 23, 2024

| REVISION | DATE | BY |
|---|---|---|
| | | |




**MIAMI-DADE COUNTY**

**AERIAL YEAR 2021**

**Process Number**

**Z2024000030**

**Legend**

Subject Property

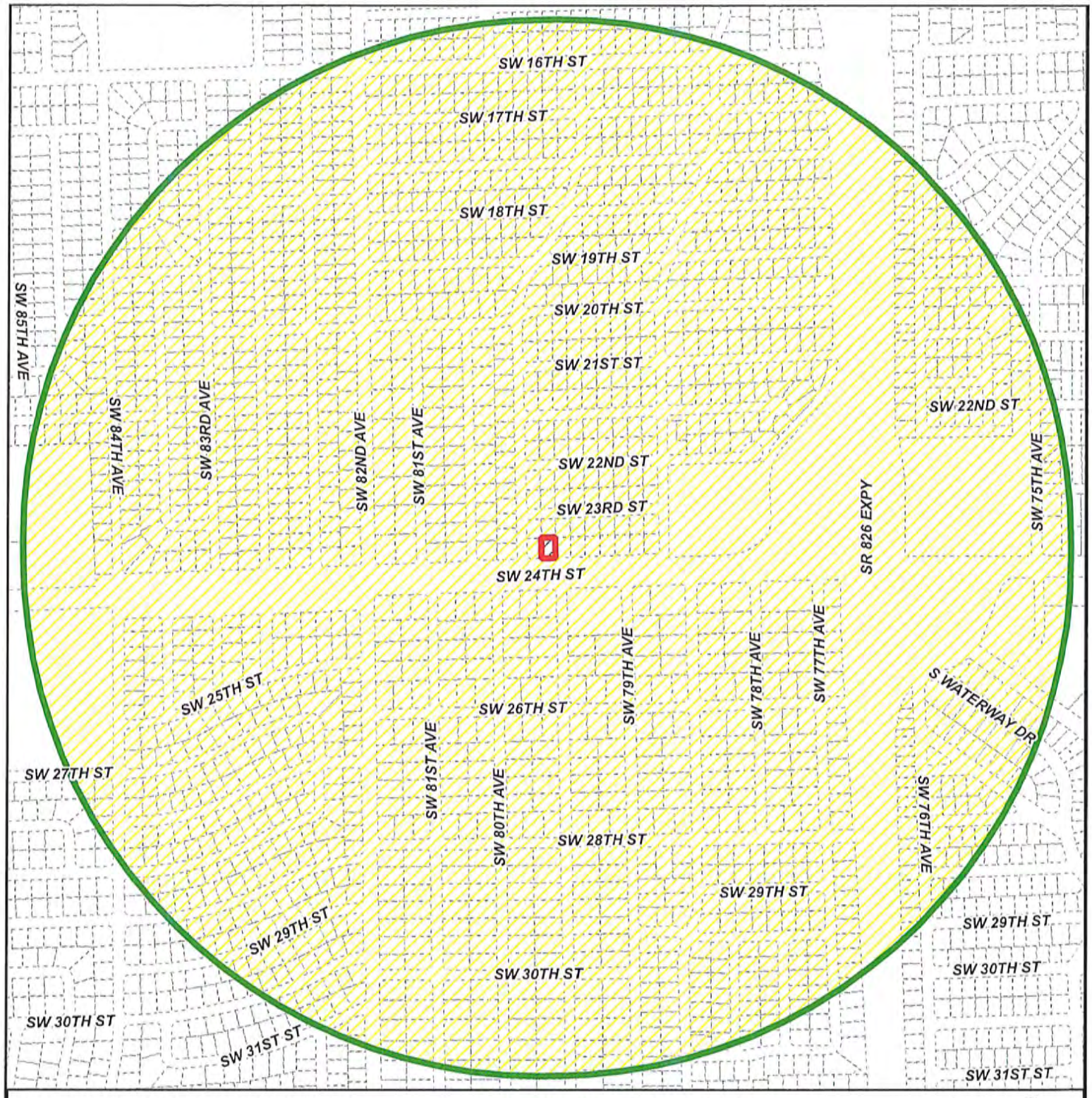
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**Section: 10 Township: 54 Range: 40**
**Applicant: ARC Property Holdings, LLC**
**Zoning Board: C10**
**Commission District: 10**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 23, 2024

| REVISION | DATE | BY |
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# MIAMI-DADE COUNTY

## RADIUS MAP

**Process Number**

**Z2024000030**

**RADIUS: 2640**

**Section: 10 Township: 54 Range: 40**
**Applicant: ARC Property Holdings, LLC**
**Zoning Board: C10**
**Commission District: 10**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

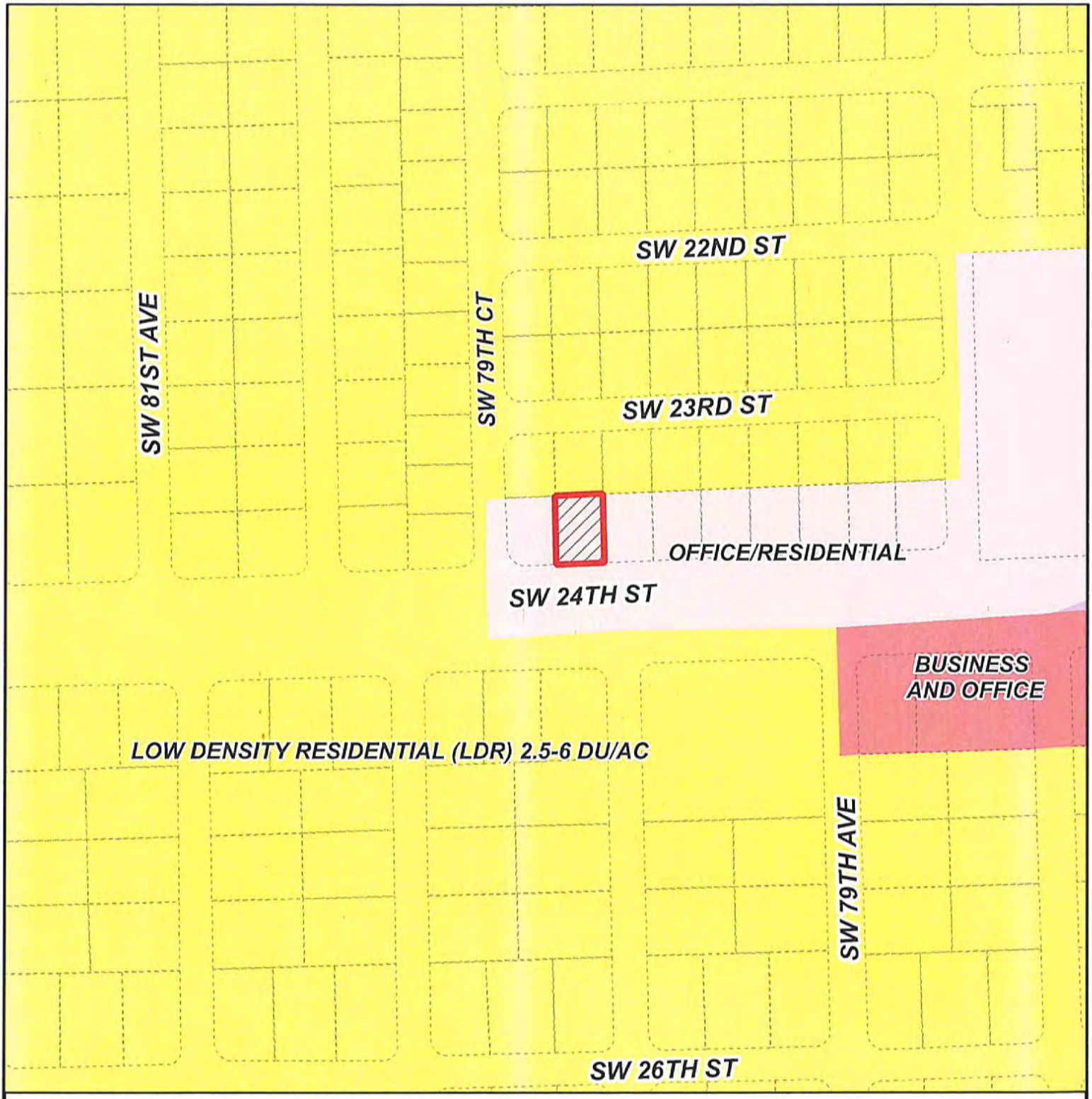
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 23, 2024

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# MIAMI-DADE COUNTY

CDMP MAP

Process Number

**Z2024000030**

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**Legend**

Subject Property Case

Section: 10 Township: 54 Range: 40
Applicant: ARC Property Holdings, LLC
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, February 23, 2024

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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-030
DATE: FEB 20 2024
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MIAMI-DADE COUNTY
PROCESS NO.: Z24-030
DATE: FEB 20 2024
BY: ISA

**Miami-Dade County Department of Regulatory and Economic Resources**
**Staff Report to Community Zoning Appeals Board 10**

**PH: Z24-030** **July 22, 2025**
**Item No. 1**

| Recommendation Summary | |
|---|---|
| **Commission District** | 10 |
| **Applicant** | Arc Property Holdings, LLC. |
| **Summary of Requests** | The applicant seeks approval of a district boundary change from RU-1 (Single-family residential) to RU-5A (Semi-professional Office District). Additionally, the applicant seeks to modify a condition of a prior resolution, only as it applies to the subject property, in order to allow the submission of a revised site plan for a proposed office use. In addition, the application seeks to reduce the required setbacks along the rear and interior side property lines, permit a narrower one-way driveway than required by code, provide less than the required parking lot buffer, and waive the buffer and screening requirements along the rear property line where the site abuts existing residential uses. |
| **Location** | 7945 SW 24 Street, Miami-Dade County, Florida. |
| **Property Size** | 0.17-Acres |
| **Existing Zoning** | RU-1, Single-Family Residential District- 7,500 sq. ft. net |
| **Existing Land Use** | Single-family residence |
| **2030-2040 CDMP Land Use Designation** | Office/Residential<br>(see attached Zoning Recommendation Addendum) |
| **Comprehensive Plan Consistency** | Consistent with the LUP map, and the interpretative text and policies of the CDMP |
| **Applicable Zoning Code Section(s)** | Section 33-311, District Boundary Change,<br>Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations and<br>Section 33-311(A)(7) Generalized Modification Standards<br>*(see attached Zoning Recommendation Addendum)* |
| **Recommendation** | **Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 through #6.** |

**REQUESTS:**

(1) DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District, to RU-5A, Semi-professional Office District.

(2) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-321-91, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, only as it applies to the subject property, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Pan," as prepared by Garcia Perron Architects, dated 9-19-91."

TO: "2. That said property shall be developed substantially in accordance with that submitted for the hearing entitled "Addition & Interior Improvements for: ARC Private Provider Services" as prepared by Modis Architects, LLC., consisting of sheet A0-3 dated stamped received 6/2/2025, sheet A0-6

dated stamped received 3/18/2025, sheets A1.1 and A2.2 dated stamped received 11/4/2024, for a total of 4 sheets. Any future additions on the property which conform to zoning Code requirements will not require further public hearing action."

The purpose of request #2 is to allow the applicant to modify the condition of a prior resolution only as it applies to the subject property in order to submit a new site plan with a proposed office use.

(3) NON-USE VARIANCE of the setback requirements to permit the office building to setback 23.6' (25' required; 23.32' previously approved) from the rear (north) property line, to setback a minimum of 12.62' from the interior side (west) and to setback 13.95' from the interior side (east) property lines (15' required; 8.76' previously approved).

(4) NON-USE VARIANCE to permit a one-way drive 9' (14' required).

(5) NON-USE VARIANCE to permit the parking lot buffer with a width of 5'-11" (7' required).

(6) NON-USE VARIANCE to waive the requirement that buffers between dissimilar land uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center along the rear side (north) property line.

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

In 1991, pursuant to Resolution No. 4-ZAB-321-91, the subject parcel was part of a zoning hearing involving nine lots that were granted a use variance to permit all RU-5A uses, with the exception of medical and dental office uses. The resolution also approved additional variances, including reduced lot areas, setbacks, fewer parking spaces, and narrower than permitted two-way ingress/egress driveways.

As part of this application, the applicant seeks to rezone the subject parcel to RU-5A, Semi-Professional Office District. The request also includes a modification of a condition from a prior resolution, only as it applies to the subject property, to allow the submission of a revised site plan for a proposed office use. Additionally, the applicant is requesting several variances: a reduction in the required rear and interior side setbacks, approval of a narrower one-way driveway than required by code, a reduction in the required parking lot buffer, and a waiver of buffer and screening requirements along the rear property line where the site abuts existing residential uses. The submitted site plan indicates the applicant’s intent to repurpose the existing one-story residence for use as a permitting and consulting service office. The proposed conversion incorporates adequate buffering and site design measures to ensure compatibility with the surrounding area.

The existing building has a maximum height of 10’-3” and maintains the single-family residential scale commonly found in the surrounding area. The site plan depicts a proposed addition to the office building that matches the height of the existing structure. The addition will comprise 643 square feet, bringing the total building area to 2,084.54 square feet. It is located toward the southern portion of the property, away from the adjoining single-family parcel to the north. The required parking spaces meet the code minimums and are located fronting SW 24 Street as well as along the rear (north) property line. The proposed floor plan for the interior of the building

provide for regular offices, break/kitchen area, conference room, restrooms, as well as a reception area. The submitted landscape plan depicts ample landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel, while street trees with shrubs have been provided along SW 24 Street roadway. Furthermore, an existing 6' high concrete wall along the rear (north) property line would serve as a dissimilar use buffer to the adjoining RU-1 zoned residential property.

| NEIGHBORHOOD CHARACTERISTICS | | |
|---|---|---|
| | **Zoning and Existing Use** | **Land Use Designation** |
| **Subject Property** | RU-1, single family residence | Office/Residential |
| **North** | RU-1, single family residence | Low Density Residential (2.5 to 6 dua) |
| **South** | RU-1, duplex | Low Density Residential (2.5 to 6 dua) |
| **East** | RU-1, office building | Office/Residential |
| **West** | RU-1, office building | Office/Residential |

## NEIGHBORHOOD COMPATIBILITY:

The ±0.17-acre subject property, located at 7945 SW 24 Street (Coral Way), is zoned RU-1 and currently developed with an existing 1-story single-family residence. The surrounding area consists of properties also zoned RU-1, with a single-family residence to the north, a duplex to the south, and office buildings to the east and west.

## SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to establish the office use previously approved with an additional 643.04 sq. ft. for an overall building coverage of 2,084.54 sq. ft. to provide additional office use along SW 24 Street, which is a section line road and a main east/west roadway. Although staff notes that there are existing office and commercial facilities immediately abutting the subject property to the west and east on the same block face on which the subject property is located, approval of same could potentially increase the traffic impacts on the properties within the surrounding area. However, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) notes in their memorandum that the application will generate approximately 3 PM peak hour vehicle trips, which does not exceed the acceptable level of service for the surrounding roadways.

## COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Office/Residential.** Uses allowed in the *Office/Residential category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional offices to large-scale office parks.* The applicant seeks a district boundary change from RU-1 to RU-5A. *The RU-5A zoning district allows uses such as attorneys and real estate offices, doctor's offices, accountants, adult daycare uses and other professional office uses.* The plans submitted depicted the proposed office building complying with most of the guidelines outlined in the RU-5A zoning district, except for the requested ancillary non-use variances to permit reduced setbacks, narrower one-way driveway, less parking lot buffer, and the waiving of the buffer and screening requirements. Staff notes that parking will be provided on the north and south portion of the site, with landscaping surrounding the subject property. Staff further notes that the existing building on the

subject property will remain one story in height and maintain the single-family residential scale commonly found in a residential density area. Therefore, staff opines that approval of the proposed office use with the ancillary non-use variances would be **consistent** with the CDMP Land Use Element interpretative text for properties designated Office/Residential, and Office uses on the LUP map.

**ZONING ANALYSIS:**

The applicant seeks approval of a district boundary change from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District for the ±0.17-acre subject parcel. Staff opines that the proposed rezoning is compatible with the surrounding area and is appropriate when considering the necessity and reasonableness of the request in relation to the present and future development of the neighborhood. The request meets the criteria set forth in Section 33-311 of the Code of Miami-Dade County, which seeks to promote public health, safety, convenience, and general welfare by encouraging development patterns that reflect the character and suitability of the area. Staff also supports the proposed zoning change because, as previously mentioned, the subject parcel has been approved for office use since 1991, pursuant to Resolution No. 4-ZAB-321-91, which granted a use variance for office use along with various ancillary variances. Giving the prior approval, the proposed development remains consistent with CDMP. As further detailed in the CDMP analysis, the proposed rezoning is **consistent** with the property's “Office/Residential” land use designation on the CDMP Land Use Plan (LUP) map. Additionally, staff notes that as part of this application, the applicant has proffered a Declaration of Restrictions limiting the uses of the site to the uses permitted under RU-5A with the exception that medical and dental office usage are not permitted, and that the owner agrees not to increase density as provided by the Senate Bill 102 (Live Local Act) and will adhere to the maximum density allowed under the Miami-Dade County Comprehensive Development Master Plan.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) does not object to the request, noting that the application meets traffic concurrency criteria and is projected to generate approximately 3 PM peak hour vehicle trips, remaining within the acceptable LOS. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum indicate that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the memoranda submitted by the Miami-Dade Fire Rescue Department and the Water and Sewer Department indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that approval of the applicant’s request for a district boundary change will not unduly burden the abutting roadways, will not have an unfavorable impact on the environmental resources of the County, or cause undue or excessive burden on public facilities.

As such, staff opines that approval of the request to rezone the subject parcel to RU-5A, subject to the acceptance of the proffered covenant, would not be out of character with the area and would be **compatible** with same, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1, subject to the Board’s acceptance of the proffered covenant, under Section 33-311, District Boundary Change.**

To implement the proposed development on the subject property, the applicant seeks approval to modify a previously approved site plan to allow the submission of a revised plan reflecting a proposed permitting and consulting services office building (Request #2). Staff notes that the property received approval in 1991 for the development of an office building that was never constructed. The current proposal seeks to repurpose the existing one-story residence for use as a permitting and consulting services office. When the request to modify Condition #2 of Resolution No. 4-ZAB-321-91, passed and adopted by the Metropolitan Dade County Zoning Appeals Board the subject property is analyzed under the Generalized Modification Standards, Section. 33-311(A)(7), staff opines that approval with conditions would be compatible with the surrounding area. Staff opines that the approval with conditions of the applicant request to modify the previously approved plans, will not generate excessive noise or traffic, and will not create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff's review of the County's aerial photographs for the surrounding area, indicates that the subject property is surrounded by similar office uses along SW 24 Street. In addition, as a condition of approval, staff recommends that as shown on the Site plan, the applicant maintains that proposed Pitch Apple Shrubs with a minimum height of 36 inches located on the rear (north) side property line as part of the dissimilar land use buffer. **Therefore, staff recommends approval with conditions of the application, under Generalized Modification Standards, Section. 33-311(A)(7).**

The applicant is also seeking ancillary non-use variances to permit the office building to setback 23.6' (25' required; 23.32' previously approved) from the rear (north) property line, to setback a minimum of 12.62' from the interior side (west) and to setback 13.95' from the interior side (east) property lines (15' required; 8.76' previously approved) (request #3), to permit a one-way drive 9' (14' required) (request #4), to permit the parking lot buffer with a width of 5'-11" (7' required) (request #5) and to waive the requirement that buffers between dissimilar land uses shall include trees planted at a maximum average spacing of thirty-five (35) feet on center along the rear side (north) property line (request #6).

When analyzed under Section. 33-311(A)(4)(b), Non-Use Variance (NUV) Standards, staff is of the opinion that approval of these requests would be compatible with the surrounding area and would not negatively impact the community's appearance. Staff also notes that similar variances were previously approved for the subject property by the Metropolitan Dade County Zoning Appeals Board pursuant to Resolution No. 4-ZAB-321-91. For example, the previously approved rear setback of 23.32' is nearly identical to the current 23.6' request, and the interior side setbacks now proposed are less intense than those previously approved. As such, staff supports the requested variances. Additionally, the Department of Transportation and Public Works and the Platting and Traffic Review Section have raised no objections to the proposed 9-foot one-way drive. Staff also located prior approvals under the same resolution permitting reduced-width two-way driveways, further supporting the current request. With respect to the request to permit a parking lot buffer with a width of 5'-11" (7' required), staff supports the variance. The primary intent of the parking lot buffer is to minimize the visual impact of parked vehicles from adjacent public rights-of-way and surrounding properties by providing adequate landscaping and screening. Although the proposed buffer is slightly narrower than required by code, the applicant has mitigated this reduction by incorporating additional landscape elements, including enhanced street tree plantings within the 5'-11" buffer area and within the existing parkway along the frontage. These design improvements are intended to preserve and enhance the streetscape while maintaining compatibility with the surrounding area. Therefore, staff finds that the reduced buffer, as designed, meets the intent of the Code and will not negatively affect the aesthetic or functional quality of the site or its surroundings.

Lastly, the applicant requests a waiver of the requirement to plant trees at an average spacing of thirty-five (35) feet on center along the rear (north) property line (request #6). This waiver is necessary due to a 12-foot-wide utility easement located along the northern and western property boundaries, with 6 feet of the easement encroaching onto the subject site. According to the Miami-Dade Water and Sewer Department, this easement must remain free of permanent structures, including trees or palms. Installing trees within this easement would violate these constraints and could hinder utility maintenance and operation. To mitigate the lack of trees in this area, the applicant has proposed alternative landscaping that includes shrubs with a minimum height of 36 inches, ensuring that the visual buffer remains effective while respecting utility requirements. Additionally, there is an existing six-foot-high concrete wall along the rear (north) property line, which belongs to the immediate northern neighbor and will remain in place to provide further buffering from the proposed dissimilar office use. **Therefore, staff recommends approval with conditions of requests #3 through #6 under Section. 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** The submitted plans show one-way vehicular ingress/egress point along the access road on SW 24 Street. The proposed site plan includes a total of six parking spaces, meeting the minimum requirements set by code.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval of request #1, subject to the Board's acceptance of the proffered covenant AND approval with conditions of requests #2 through #6.**

**CONDITIONS FOR APPROVAL:** For requests #2 through #6 only.

1. That all other conditions of Resolution No. 4-ZAB-321-91 remain in full force and effect, except as herein modified.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Addition & Interior Improvements for: ARC Private Provider Services" as prepared by Modis Architects, LLC., consisting of sheet A0-3 dated stamped received 6/2/2025, sheet A0-6 dated stamped received 3/18/2025, sheets A1.1 and A2.2 dated stamped received 11/4/2024, for a total of 4 sheets. Any future additions on the property which conform to zoning Code requirements will not require further public hearing action.

3. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

4. That the use be established and maintained in accordance with the approved plan.

5. That no medical or dental office usage be conducted the subject site.

6. That the landscape hedge located along the rear (north) property line be maintained as a visual buffer, and that if said landscape hedge is removed or destroyed, the applicant shall install new hedges.

7. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Transportation and Public Works (DTPW) Traffic Engineering Division.

ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resource

# ZONING RECOMMENDATION ADDENDUM

Arc Property Holdings LLC
PH: Z24-030

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|---|---|
| Division of Environmental Resources Management (RER) | *No objection* |
| Platting and Traffic Review Section (RER) | *No objection* |
| Fire Rescue Department | *No objection* |
| Water and Sewer Department (WASD) | *No objection* |
| Building and Neighborhood Compliance (BNC) | *No objection* |
| Department of Transportation and Public Works (DTPW) | *No objection** |
| **Subject to conditions in their memorandum.* | |

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

| | |
|---|---|
| ***Office/Residential (Pg. I-43)*** | *Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunications facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.*<br><br>*Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site.* |

## PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
|---|---|
| ***Section 33-311 District Boundary Change*** | (A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*<br><br>*(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors* |

| | |
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| | *the extent to which:*<br><br>*(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*<br><br>*(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;*<br><br>*(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*<br><br>*(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*<br><br>*(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.* |
| ***Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations*** | *Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.* |
| ***Section 33-311(A)(7) Generalized Modification Standards*** | *The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.* |

This instrument was prepared by:
Name: Carlos A. Manrique
23 NW 136 Place
Miami, FL 33182

(Space reserved for Clerk)

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# DECLARATION OF RESTRICTIONS

*WHEREAS*, the undersigned Owner, **Nathaniel Mateo**, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

*IN ORDER TO ASSURE* the County that the representations made by the owner during consideration of Public Hearing No. Z2024000030 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) Uses associated with this property, as described in "Exhibit A", will reflect those uses approved by the Miami-Dade Board of County Commission as RU-5A – Semi-Professional Office zoning district or its successor and shall exclude Medical or Dental office usage to be conducted on the subject site.

(2) The Owner agrees not to increase density as provided by the State of Florida's" Live Local Act" and will adhere to the maximum density allowed under the Miami-Dade County Comprehensive Development Master Plan.



Section-Township-Range: - -
Folio number: 30-4010-015-0830

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration may be modified, amen deed or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annex ed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, an d upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

IN WITNESS WHEREOF, the undersigned have caused this Covenant to be executed this_____day of JULY_____, 2025___.

**LIMITED LIABILITY CORPORATION**

Managing Partner ARC Property Holdings, LLC

Signature _____

Print Name Nathaniel Mateo

Title Vice President

Address 7414 SW 48 Street, Miami, FL 33155

WITNESSES:

Signature Francine Bailey

Print Name Francine Bailey

Address 7414 SW. 40th ST

Miami, FL 33155

Signature _____

Print Name Lexis English

Address 7414 SW. 48th Street

Miami, FL 33155

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (*how the individual appeared check one*):

☒ physical presence ☐ online notarization this 29 (*date*) day of JULY (*month*), 2025 (*year*).

by Nathaniel Mateo (*name of individual*)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____ (*type*).

(*Affix Florida Notary Seal above*)

Ana I. Benitez

(Signature of Notary Public)

(typed, printed, or stamped name of Notary Public)

Notary Public State of Florida
Ana I. Benitez
My Commission
HH 258752
Exp. 4/28/2026

# "Exhibit A"

## PROPERTY ADDRESS:

7945 SW 24 STREET MIAMI, FL 33155
Folio# 30-4010-015-0830

## LEGAL DESCRIPTION

MIRACLE MANOR 3RD ADDN PB 60-16 LOT 11 BLK 21 LOT SIZE 75.000 X 100 OR 18728-2515 25684-2857 0199 4

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF TUESDAY, JULY 22, 2025

KENDALL VILLAGE CENTER, CIVIC PAVILION

8625 SW 124 AVENUE, Miami, Florida

ITEM 1

**ARC PROPERTY HOLDINGS, LLC**

(24-30)

Members of the Board

Present

Anthony F. Petisco, Chair
Gerardo "Jerry" Rodriguez, Vice Chair
Anthony D. Trujillo
Paul R. Camacho
Ramon Garcia

COUNTY ATTORNEY'S OFFICE

David Hope, Assistant County Attorney

Regulatory & Economic Resources

Veronica Mendoza, Clerk

I N D E X

ON BEHALF OF THE APPLICANT

CARLOS MANRIQUE

SUPPORTERS:


| | PAGE |
|---|---|
| Audience Member (Indicating) | 22 |


OBJECTORS


| | PAGE |
|---|---|
| Mr. Anthony Scremin | 23 |
| Mr. Danny Diaz | 31 |
| Mr. Nelson Melendres | 35 |
| Ms. Olina Trigo | 37 |
| Ms. Aurora Diaz | 40 |

(Thereupon, the following proceedings were had:)

CHAIRMAN PETISCO: Are the Court Reporter and the County Attorney present?

THE COURT REPORTER: Present.

MR. HOPE: Present.

CHAIRMAN PETISCO: Ladies and Gentlemen, this meeting of Community Council 10 has come to order, this 22nd day of July, 2025.

At this time, please stand for the Pledge of Allegiance.

(Thereupon, the Pledge of Allegiance was had, after which the following transpired:)

CHAIRMAN PETISCO: Thank you. You may be seated.

Staff, please call the roll.

MS. MENDOZA: Thank you.

Board Member Acuna?

Absent.

Board Member Camacho?

(No response).

CHAIRMAN PETISCO: Board Member Camacho?

BOARD MEMBER CAMACHO: Present.
MS. MENDOZA: Board Member Garcia?
(Absent).
Board Member Trujillo?
BOARD MEMBER TRUJILLO: Present.
MS. MENDOZA: Board Member Rodriguez?
VICE CHAIR RODRIGUEZ: Present.
MS. MENDOZA: Board Member Petisco?
CHAIRMAN PETISCO: Present.
MS. MENDOZA: We have quorum.
CHAIRMAN PETISCO: You missed Board Member Acuna, who is not here. And it's Vice Chair and Chairman.
MS. MENDOZA: Oh, sorry.
CHAIRMAN PETISCO: Those of you present who wish to speak today, you must stand and the Court Reporter will swear you in.
(Thereupon, all interested individuals seeking to present testimony in these proceedings were duly sworn to tell the truth, the whole truth, and nothing but the truth, after which the following transpired:)

CHAIRMAN PETISCO: Thank you.

Those of you who are lobbyists should have registered with the Dade County Clerk of the Board prior to this hearing.

Anyone present at this evening's meeting who wishes to defer or withdraw an application, please come forward at this time, and state your name and address for the record.

The Chair recognizes there are no deferrals or withdraws at this time.

Staff, for the record, please read the Department's introductory statement at zoning hearings.

MS. MENDOZA: "In accordance with the Code of Miami-Dade County, all items to be heard this evening have been legally advertised in the newspaper. Notices have been mailed, and the properties have been posted.

"Additional copies of the agenda are available here at the meeting.

"Items will be called up to be heard by agenda number and the name of

applicant. The record of the hearing on each application will include the records of the Department of Regulatory and Economic Resources.

"All these items are physically present this evening, available to all interested parties, and available to the Members of the Board who examine these items from the record during these hearings.

"Parties have the right to cross-examination.

"This statement, along with the fact that all witnesses have been sworn, shall be included in any transcript of all or any part of these proceedings.

"In addition, the following departments have representatives present here at the meeting to address any questions. The Zoning Evaluations Section, the Traffic Review sections of the Department of Regulatory and Economic Resources, and the County Attorney's Office.

"All exhibits used in this

presentation before the Board become part of the public record, and will not be returned unless an identical letter-sized copy is submitted for the file.

"Any persons making impertinent or slanderous remarks, or who becomes boisterous while addressing the Community Zoning Appeals Board, shall be barred from further audience before the Community Zoning Appeals Board by the presiding officer unless permission to continue, or again address the Board be granted by the majority vote of the Board Members present.

"The number of the filed protesters and waivers on each application will be read into the record at the time of the hearing as each application is read.

"Those items not heard prior to the ending time for this meeting will be deferred to the next available zoning hearing meeting date for this Board."

CHAIRMAN PETISCO: Thank you.

For the record, please note that

Board Member Garcia is present.

MS. MENDOZA: Noted.

CHAIRMAN PETISCO: When I call your item, please step up to the podium and state your name and address clearly for the record.

I will then proceed to call those who would be in support of the application. And then I will call for those in objection. Those of you here that wish to speak, you will state your name and address. For those of you speaking, I would ask that you keep your presentation short and nonrepetitive, as we're limited on time.

Staff, please call the first item.

MS. MENDOZA: Item Number 1, Zoning Number Z2024000030. The Applicant is ARC Property Holdings, LLC.

There are two protesters, two waivers -- I mean, two protesters, zero waivers.

CHAIRMAN PETISCO: Thank you.

VICE CHAIR RODRIGUEZ: Through the Chair?

CHAIRMAN PETISCO: Go ahead.

VICE CHAIR RODRIGUEZ: Thank you.

I would like to make it public and register that my daughter works for this company, but it would not affect my vote. If I can sit?

MR. HOPE: That's fine, Mr. Chair.

VICE CHAIR RODRIGUEZ: Thank you.

CHAIRMAN PETISCO: Thank you.

MR. MANRIQUE: Good evening Chairman Petisco, Vice Chairman Rodriguez, and Members of Community Council 10.

For the record, my name is Carlos Manrique, and my address is 23 North West, 136th place. And I'm in unincorporated Miami-Dade County.

It is my pleasure to be here with you representing ARC Property Holdings, LLC. I'm accompanied this evening by the Applicant, Mr. Nathaniel Mateo, who is here with us.

His partner, Mr. Rick Bermudez, is currently out of the country, and cannot be here with us this evening.

Members, this application before you is seeking your approval for a district boundary change from RU-1, single-family residential district, with a special exception to function as an office, to an RU-5A, semi-professional office district.

Additionally, the Applicant seeks to modify a condition of a prior resolution, only as it applies to this property, in order to allow the submission of a revised site plan.

It's included in your handouts that I just gave to you for the proposed office use.

In addition, the application seeks to reduce the required setback along the rear interior side setbacks, as requested by Water and Sewer, and to permit a narrow one-way drive, then require by code. And waive the buffer and screening requirements along the rear property line that have been requested by Water and Sewer.

The subject property contains

approximately 0.2 of an acre of land, and is located on Coral Way. And the address is 7945 Southwest 24th Street, a major section line road in Miami-Dade County.

Members, there are two mitigating factors that I want to put before you today. And it's for your consideration.

The first is the history of this parcel we're seeking to rezone. And it's eight contiguous neighbors on the same block face.

And, secondly, what consists of a district boundary change to an RU-5A, and how it is defined in the Comprehensive Development Master Plan.

To begin with the history of this property, we could just go back to the last time this property was rezoned in 1991 pursuant to Resolution 4-ZAB-321-91. The subject parcel was part of a successful zoning hearing involving nine lots. They are the first page of the handout that I gave you, and it's also Page 23.

As you can see, this is a handout

produced by the County, that all seven parcels to the east, and the one parcel to the west, and the parcel we're talking about this time, are zoned, or have a special exemption for office use.

So nothing that we do today here will take that away, okay. Nothing that we do here will take that category away. It is a special exemption, the way they used to do it in the 90s when they did not want to say, well, we're going to zone you RU-5A. And they would leave you with a special exemption for a whole bunch of properties that they want to do.

We must go back to '91 pursuant to the resolution involving the nine lots, with the exception -- and this goes back to '91, with the exception of medical and dental office uses.

So if you look at RU-5A, it's got like 20, 30 different things that you can be under in an RU-5A. However, at that time, the exception did not include medical or dental.

I've included a copy of the nine property map in your handbook, and also on Page 23 of your packet, as I told you.

For the record, we have included in our application -- and I handed it to the clerk today. Your attorney saw it -- a covenant that excludes medical and dental. Same thing that happened in '91.

The '91 Resolution continues to also approve an additional variance, including reduced lot areas. This is all what the '91 Resolution did. Reduced lot areas, set back, fewer parking spaces than needed, even though we need to require six spaces for the property size.

So, in other words, we could have less parking than what the County requires, but we're meeting the County's six parking spaces. So we're not asking for a variance for the six parking spaces.

They also would allow for a more narrower than permitted two-way ingress/egress driveways for all nine properties. And I will explain that to

you at the end.

As part of the application, the Applicant seeks to rezone the subject parcel to an RU-5A use, except without dental or doctor's semi-professional office district.

The request also includes a modification of a condition from a prior resolution. In other words, we're here, and I'm going to go through the changes that are different. And it only pertains to our site, because the resolution of '91 pertains to all nine sites, okay. And so, I'll get to the part that -- why we're really here.

According to professional staff, the proposed conversion incorporates adequate buffering, site design measures, to ensure compatibility with the surrounding area.

The existing building has a maximum height of 10 feet three inches, and maintains the single-family residential scale commonly found in the surrounding area.

The site plan depicts a proposed addition, okay. This is different now. A proposed addition to the office building that matches the height of the existing structure. So we're not going any higher. We're not going any lower. The addition will compose, and this is the change from '91, a 643 square feet, bringing the total building area to 2,084 feet.

So what we're talking about is actually adding 643 square feet. It is located towards the southern portion of the property. In other words, towards the front away from the adjoining single-family partials to the north, which is in the back. So the construction will happen in the front of the house, not in the back of the house. So, therefore, it will not affect the neighbors.

The required parking spaces meet code minimum, as I stated earlier, and are located fronting Coral Way, as well as the rear north property line. All

these provisions, recently mentioned, are also a requirement of the CDMP, which we are in full compliance. Not only because of the CDMP, but because of the '91 ruling.

Now let's talk about the second point that I want to bring up with you today. Let's talk about the CDMP. How does the Comprehensive Development Master Plan say you can take an RU-1 resident, and make it into an RU-5A? So let's read through what our bible in zoning is all about.

Now, let's talk about the CDMP Land Use Element interpretive text, which states:

That such limited office uses, RU-5A, may be approved on such sites in residential community areas, only where a residential lot fronts directly on a major roadway as designated on the Land Use Plan Map.

B. The lot size does not exceed one acre.

C. Where a residential area is not

zoned, developed, or designated on the Land Use Plan Map for estate density residential, nor does the subject frontage face such an estate density area.

In terms of the application criteria, staff acknowledges that our site from Coral Way, so that meets (A), a major section roadway, is less than one acre -- it's 0.2. So it meets the size -- is not zoned, developed, or designated as an estate density residential use, nor faces the estate density area.

So, therefore, we meet (C).

And that the proposed structure, we intend to keep the single-family residential scale, commonly found in the immediate area, as staff told us before. Therefore, we meet or exceed all of the requirements of the Comprehensive Development Master Plan.

In fact, Policy LU-4A of the CDMP Land Use Element, requires that when evaluating the compatibility among the

proximate land uses, the County shall, among other things, consider these factors. Traffic. Parking.

Office use may be approved on such site only if consistent with the objectives and policy. And use of zoning district would not have an unfavorable affect on the surrounding area.

Again, we're not changing anything. We're adding a 600 to the building.

The surrounding area that cause an undue burden on transportation facilities, including roadway and mass transit, or other utilities and services, including water and sewer, drainage, fire rescue, police, and schools.

The CDMP affects all stage of development. And all of those, water and sewer, fire rescue, police, and schools, all gave us a favorable no objections recommendation.

Staff notes that the submitted plans indicate that the bulk and scale of the proposed structure is similar to the abutting residential development,

does not exceed 24 feet in height, in fact, as I stated before, 10 feet, three inches, and it's similar to the adjoining residential RU-1 zoned properties.

It meets all zoning requirements such as building height, open space, lot coverage, as well as landscaping and similar views buffering required for the adjacent residential property to the north and the interior site. Again, we meet or exceed all of the CDMP criteria.

I also would like to state, this application not only meets the CDMP as far as office use along the front to a major roadway residential neighborhood, and the existing office is consistent with the uses allowed in the area designated as low density on the CDMP Map.

I would also like to highlight that your professional staff, as noted in your package, has no objection, and it is recommended approval by the RER Zoning Department, and its Assistant Director.

Thank you, Mr. Chairman, for

allowing use of this time, and we look forward to answering all of your questions.

Based on the criteria of the CDMP, based on the criteria of staff, we respectfully request your favorable review and recommendation of this application.

Your handout, I just wanted to explain the four sheets.

The first one, as I said, is page 23 of your package to show that everything is already zoned off.

The second is the site plan.

As you can see, the site plan will have an ingress coming into the east side, goes through the back, and has an egress through the west side of the property.

So that brings me to Picture Number 3. Why are you looking at Picture Number 3? That's all its neighbors. And the way the '91 Resolution was done was, and there is already a covenant between all the neighbors, that you do two driveways,

and that you share them both. And you could see there by all the houses to the east, and what will be eventually, to the west, they have double driveways. That's Handout Number 3, the one that has the picture.

So you'll see all those that are already existing. So when we ask for a variance of nine foot where 15 is required, it's because we have another nine foot next door. And we both have an agreement that we're both going to be using that. That happened in 1991.

And as you can see in the fourth picture, and this is the last thing that -- second to last thing. The picture, the last picture shows how all the other neighbors, all the other office uses, the eight -- or the seven to the east, and the one to the west, park in the back. That is a picture of their parking area in the back.

Again, most of them don't have enough parking space, and they basically have a variance from the '91. We are

meeting all our six parking spaces on this.

So, again, Members, the last thing, I want to say, that all of the facilities, there are 15 of them, between 78th Place, which is where the office complex is at, Coral Way and 78th Place, to 82nd Avenue, okay, there are 15 dwellers. Only one of them does not function as an office.

The other 14 function as an office.

Thank you, Mr. Chairman.

Sorry for taking some of your time, but I got rained on.

Thank you.

CHAIRMAN PETISCO: Thank you, Mr. Manrique. I'll ask you back for rebuttal.

At this time is there anyone in favor of this application?

Seeing none --

MR. MANRIQUE: Mr. Chairman, we have a couple, but he's got some problems and he can't stand up.

Can you raise your hand, please?

AN AUDIENCE MEMBER: (Complies).

CHAIRMAN PETISCO: Okay. Thank you.

MR. MANRIQUE: Thank you.

CHAIRMAN PETISCO: Are there any individuals here in objection? If there are --

AN AUDIENCE MEMBER: (Indicating).

CHAIRMAN PETISCO: Okay. Then what I'm going to ask is that you each come up. When you are up here, please state your name and address for the record, and keep your message nonrepetitive.

MR. SCREMIN: It was a devil to get here. It was raining. And the funny thing is, when it's like this, it's very difficult.

My name is Anthony Scremin, and my wife, Iliana and I own the lot --

CHAIRMAN PETISCO: If you can state your address for the record.

MR. SCREMIN: Pardon?

CHAIRMAN PETISCO: Address.

MR. HOPE: Your address.

MR. SCREMIN: Yeah. It's 7955

Coral Way. I was just going to tell you it's the lot directly left of the one that they're coming to redevelop. I've got some concerns relative to it.

One of the first things that I have a concern with is the actual area. What happens is, my side, if they're going to be taking the back section of the house off, and they're, I think, going to, you know, extend it back or something. It's hard to tell, because all I was able to get is these small drawings and stuff.

But what's happening is they're asking for an area on my side. I guess it's about nine foot or so. Which is contrary to the actual setbacks, which is going to cause a problem relative to drainage to the end there. They're going to do the same type of matching rock. It's pavers that are put down, and so forth, like the one directly east of our property.

So, basically, what they're doing is, they are not putting any area for drainage at the edge of their property.

There's maybe a couple foot or three foot at the most for some kind of a hedge that's there. But it's going to be planted with hedges. So the hedges is going to have roots and stuff. Those roots are going to stop drainage, because they're going to spread out. They have no sewer lines, you know, for the drainage. There's no -- like with my property in the front and in the back, we've got an area where we dug down. I didn't do it, I bought the property that way, but they have a big drainage area in the center of my parking area.

But if it's the way it is, what's going to happen is we're going to have problems with traffic coming.

First of all, in the front, if you look at the front section, there is four parking places in the front. Two on one side, and two on the other, and then two parallel on the back of the property. And they're talking about the drive-in on the east side of the building is one way going north through the back. And then

it cuts across, and then it comes back on the other side. That's my side.

What they're doing is, they're taking a big area, and it's hard to tell, but it looks like it's nine foot or something for plants and air conditioners, and so forth, on that side of the building. And that's why they want an easement, you know. They're going to do away with -- they're asking to do away with the easement that's next to my property, which would be for drainage purposes and stuff.

And this is going to cause a big problem, because I've got my air conditionings over in that section. I've got the proper setback, and everything. And what's going to happen is, they can become swamped if there's a lot of water, and there's no drainage whatsoever.

And what's going to happen is, also, when you've got those cars backing up from the front, that's on the west side of the premises, what's going to happen as these people are coming out,

unless they put some kind of signage, blow your horn, or do something, these people are going to be backing out, and there's going to be collisions occurring there unless they have someone come in from the building to make sure they back them out properly and stuff. And this isn't going to happen.

You know, I'm a realistic person, and I realize people are flawed. And they aren't going to do the best thing possible to stop accidents. They can come over if they have an accident. Then the car could go over into my air conditioning and everything that's on -- immediately next to that drive coming from the back to the front on the west side of the building. So it's going to cause some problems.

There should be the setup there. And I think what should happen, is they should have some kind of another arrangement, maybe with pull-ins from the street, like the other people have, or an area which would not block the exit

coming out of the premises, and cause an accident.

But the two main problems that I see is the drainage, and also the fact of possible injuries to people's stuff by the vehicles coming out. And, you know, when they come around, and stuff, they're going to be running into my fence, running into my wall. Because what's happening is they're taking the area on the other side, instead of taking the extra area, which they could do, and put that to the actual area that's supposed to be there under the code, and putting it on their side next to the actual building itself.

So this is going to cause a problem, especially if they have the drainage going down away from their building. They're going to have a certain amount of drainage there, but then, all of it is going to go to my building, and they have nothing for drainage there, you know. So this is going to cause a tremendous problem.

So I'm against any change in giving them a variance as far as flow of traffic on the west side of the building is concerned.

And, also, they've only got six parking places. They're going to have probably four or six people that are employed there. So there's no indication, but it looks like there's eight different offices there. And I don't know whether they're going to have a situation where it's one of these where people come in, they rent a room, you know, and it gives them so many hours a week, or this or that, and they sell time is what it amounts to. Because there's nothing saying what the purpose of the building is that I would support.

And if that's the case, there's going to be eight places here, plus the staff for only six parking places.

So this is contrary to, I think, these zoning laws for them to do something like this. I'm not an

architect, but I can, from a reasonable standpoint, say, hey, these people are trying to do something that's inappropriate. So we're going to end up with them parking in front of my place, and all around my place on the easement next to the sidewalk, between the sidewalk and the road, to accommodate people in the building there. And it's going to cause some parking hazards and problems also.

So those are my main concerns that I have. And I don't want to see on my side, a variance that would do away with the actual easement that's supposed to be there.

I don't think it's appropriate. It's going to lead to big problems with wrecks, it's going to lead to problems with no draining -- no proper drainage. So it's going to be something that's going to create problems.

Thank you for your time.

CHAIRMAN PETISCO: Thank you.

Is there anyone else?

MR. DIAZ: Good evening, Members of the Community Council Zoning Appeal Board.

My name is Danny Diaz.

I live at -- I have a home at 7945 Southwest 22 Street in Miami, Florida, 33155.

I am here to express my strong and unequivocal opposition to the proposed zoning change for 7945 Southwest 24th Street taking it from RU-1 to RU-5A, semi-professional.

This application sets a very dangerous precedent, and will create a domino effect.

As Mr. Manrique already said, and it's already showed there, on -- between 78th Place, and all the way to 84th Avenue on the north side of Coral Way, all of those buildings, as you mentioned, are commercial. They're office use, but they're under RU-1.

He's asking to go to RU-5. Why? What will happen with the next neighbors, and the other neighbor? And now all of

those businesses can then -- we have all these lots combining, and we will not end up with these one-story buildings. We will have much bigger, because RU-5 allows for a higher density.

So all of these businesses, not one of them, are under RU-5. This would be setting a dangerous precedent, and having the first property on that whole north side of Coral Way to be changed from RU-1 to RU-5.

I'm confused. How -- all of those buildings, like he said, they all have a variance to do this kind of business. Why do they need to change the zoning in order to do their business?

CHAIRMAN PETISCO: One point of clarification, Mr. Diaz, RU-5 -- RU-5A?

MR. DIAZ: Right.

CHAIRMAN PETISCO: Which is a little bit more -- it's not as broad as RU-5.

MR. DIAZ: Right.

CHAIRMAN PETISCO: Just a -- for the record.

MR. DIAZ: Yes. You are absolutely correct. From RU-1 to RU-5A. None of the other businesses that are on the north side have that zoning change. They've obtained their use, not having to change. They've been able to approve through already variances and special exceptions. Again, not through rezoning.

The current zoning already provides a legal and tested pathways to accommodate for office use while maintaining residential zoning designation. Granting a rezoning is unnecessary and unjustified with already longstanding precedent that already exists.

The subject property also does not meet the RU-5A minimum lot size requirements. A lot size requirement for RU-5A is 10,000 square feet. This property has only 7,500 square feet.

Again, this would be the first RU-5A zoning on the north side of Coral Way between Southwest 78th Place and Southwest 84th Avenue. Again, not a

single property on the north side of Coral Way is currently zoned RU-5A. Every office has maintained RU-1 zoning.

This application, if approved, would set a new and very harmful precedent, and shift the zoning baseline for this corridor. It's not on Coral Way, per se. It's on an interior side street.

So, the other stuff on the south of Coral Way, there are three properties that have RU-5A. Those lot sizes are 12,600 square feet, 13,500 square feet, and one that was done a very long time ago, that's almost at 10,000 square feet. Those are the ones that are on Coral Way. Outside of that, none of these properties have that zoning change.

I believe that there's adequate relief already existing under the 1991 Resolution, and they should preclude any modifications through those existing channels. Not requiring a change in zoning.

The Resolution that he referenced

was 4-ZAB-321-91. And nothing prevents them from seeking those modifications without changing the zoning.

Again, the other thing he mentioned was the CDMP. Just because the application cites CDMP, but it merely allows for office certain uses, it does not require zoning changes. This zoning change is not compatible, and, therefore, it should be denied.

Thank you.

CHAIRMAN PETISCO: Thank you.

Anyone else who would like to speak?

MR. MELENDEZ: Hello, everyone.

My name is Nelson Melendres.

I am the owner right behind this property. I've lived there for about 43 years.

CHAIRMAN PETISCO: State your address for the record, please.

MR. MELENDRES: 7940 Southwest 23rd Street.

I've lived there for about 40 years. Kids were born there.

I've seen the changes, obviously, for 40 years that I've been there. When -- the first change came when they started selling those properties as commercial. When I saw that it was going to stay as an RU-1, I really didn't oppose to that. I really don't have that problem.

Now, the changes they want to do, it's going to open a can of worms, and it's going to allow them to make more changes in the future.

If you go by there in the mornings between 7:30 and 9:30, it will take you at least three lights to get out of that -- there is a distance between Coral Way and 24th Street. That little alley there, it's like a box in there. To get out of there will take you about three lights just to get out of there.

So if you're thinking about putting more offices there with more cars and more people working there, it's just going to be worse and worse.

And now we're having a hospital on

82nd Avenue opening up. And if you look at the avenues that go up and down from 8th Street to Coral Way, everybody is kind of cutting through 82nd Avenue, and it's just going to be horrible. I mean, like I said, three lights to get out of that little box in the morning.

So, I mean, I just think that it's -- I agree with what my neighbors have said, but this is just going to be horrible if you allow this to happen. And I know that what's going to happen, if you agree to this, it's just going to open a can of worms for making more changes in the future.

There's another dentist place on 84th Avenue. They're making another change now. So this is not going to stop here. So we need to stop now before it goes on.

That's it.

CHAIRMAN PETISCO: Thank you.

MS. TRIGO: Hi, my name is Olina Trigo.

I can't give you my address. My

husband is a former -- an active police officer. He's a detective in the City of Opa-Locka.

CHAIRMAN PETISCO: Yes, ma'am.

MS. TRIGO: I live in the area. I've lived there 61 years in the same area. I have seen everything from growing, humongous traffic. We can't even walk outside. The amount of car's speeding down my block every day for people to avoid growing delays. I mean through all ways -- okay. So the traffic, or people from 8th Street trying to get to Coral Way, and they cut through residential neighborhoods.

We have Everglades Elementary and middle, same issue. On 84th there's one way you can go up. And you can only turn right. On 82nd Avenue, you can't make a right, okay. And that street is 79th to get to that house. That light changes super slow. Meaning, we're going to have people going to that office, and they're going to be driving down that street, trying to get out of that area all day

long.

Our residents won't be able to walk in those neighborhoods, because they're speeding. We've had accidents. We have kids walking those neighborhoods.

You are -- they've come to appreciate our quality of life that we have been living. That's why we live there, okay. I like having an RU-1.

If he wants to fix the building, fix it like everybody else has done, or change it to an RU-5, which on the website for zoning, it also has it marked for commercial change, if they wanted to. And that is not acceptable.

They're deceiving us, they're lying to us, and as residents, we have a right to have a quality of life where we purchased our homes.

And Mr. Rodriguez, sir, with all due respect, not being disrespectful, but when you have a family member that works, you have to recuse yourself, because even judges have to do it.

MR. HOPE: Don't do that.

MS. TRIGO: I'm sorry, sir. It's a disrespect to us, the residents.

MR. HOPE: Just keep it to the application specifically.

MS. TRIGO: It's part of the application. He has to vote.

MR. HOPE: Please.

MS. TRIGO: He has to vote, so he needs to recuse himself.

MR. HOPE: Do not address council members directly. And do not give your legal aid.

MS. TRIGO: It's not a legal aid --

MR. HOPE: Yes. That's what you're --

MS. TRIGO: -- it's a fact.

It's from the Ordinances here and the Charter.

Thank you very much for having us.

CHAIRMAN PETISCO: Thank you.

Is there anyone else that would like to speak against this application?

MS. DIAZ: Good evening.

This is the first time that I speak for a Board. So I'm a little bit nervous

here.

CHAIRMAN PETISCO: We won't bite.

MS. DIAZ: So I'm --

CHAIRMAN PETISCO: State your name.

MS. DIAZ: My name is Aurora Diaz. And I have two properties in the area that is 7945 SW 22nd Street, and -- 79 -- well no. Okay.

I grew up in that home since I was four years old. And, so, this community to me is very important, and I'd like to preserve it.

And I want you to see what Mr. Carlos Manrique proposed for the home that I now live in. I moved -- I still own the one on 79th Avenue, but I moved to 99th Avenue. And this is what he went around to our community and proposed (indicating).

MR. HOPE: Are you turning that in?

MS. DIAZ: Yes, I will.

Do you want this?

CHAIRMAN PETISCO: You can do that, but you need to take the mic.

MS. DIAZ: I'm sorry. I only have

one copy, butt I just wanted you to see it. Do you recall that? Who do I give it to?

CHAIRMAN PETISCO: (Indicating).

MS. DIAZ: Okay. So that was what was proposed to where I currently live. This is what I got (indicating). This is what rezoning unnecessary causes (indicating).

Do you recall it now? I will show you another one. I'll turn this in as well. My pressure may go up a little bit.

I request that the Board take what Mr. Carlos Manrique says with a grain of salt. There is no need to change this property from an RU-1 to an RU-5A.

What they're purposing to have at this property is -- and could be done under the current zoning.

So, I just ask that, please, don't change it. It's going to change all the properties around it. We have one exit that off of 79th Avenue and Coral Way, that perimeter road. It is the exit for

all the homes from 16th Avenue -- I'm sorry, 16th Street, from 79th or 78th Place, if I'm correct on that, all the way to 87th Avenue.

We cannot make -- if you're exiting, going south, we cannot make a right turn and try to take 82nd Avenue to exit onto Coral Way, because there is a barrier in the middle. So we only have 79th Avenue.

And, so, where this property is located, is one block in from 79th Place. It's going to increase the traffic. It's going to open up the opportunity for all the homes on that particular block to go into RU-5A once it is rezoned.

So, again, there is no need to change the current zoning. They can do their commercial space through the current zoning.

And I ask the Board, that if there is a rezoning and you all approve it to an RU-5A, after there is a covenant, they are not allowed to build over a certain amount. No two-stories, just protecting

the property and the neighbors are able to enjoy their properties.

Thank you.

CHAIRMAN PETISCO: Thank you.

MS. DIAZ: Thank you for your time.

CHAIRMAN PETISCO: Is there anyone else that would like to speak in objection of this application.

Seeing none, I will close the public portion of the --

MR. HOPE: No, don't close it. Give him a chance for rebuttal.

CHAIRMAN PETISCO: Well, before closing, I'll ask the applicant to come back for rebuttal.

MR. MANRIQUE: I feel like I've been tarred and feathered. For the record, I was not the lobbyist of record.

THE COURT REPORTER: Can you speak up a little bit.

MR. MANRIQUE: I'm sorry.

I was assigned to go through the neighborhood and basically give them a card in case they had any questions. That's how she has my information. They,

via the zoning attorney, came to this Board. And if I recall correctly, you passed it unanimously. That is on 99th Avenue and Coral Way.

What I do, I don't do it to hurt anyone. I don't. I love what I do, because this is the first time in 12 years that somebody has accused me of anything.

With that said, there were so many things said. It was said that there was a hospital going up on 82nd Avenue. You approved that emergency center at 82nd Avenue and 8th Street, the former Chrysler dealership, okay? I had nothing to do with that, but it's not 82nd Avenue and Coral Way. It's on 82nd and 8th Street.

They were talking about the traffic. Ladies and Gentlemen, we have nothing to do with that traffic. You have to go and be, not by what I tell you, I just point you to the facts. And if you go to your Public Works memo from Mr. Pino, it says that there will be zero

in the morning peak hours, and then there are three in the afternoon. We don't cause that traffic. We have nothing to do with that traffic. And whether we tear out that house or not, that traffic will still be there. So that's not an argument that they can come before you with evidence.

They talked about a dentist. And now that that their changing or being bigger on an RU-5 property. This is what they alluded to. We have filed a covenant that will not allow a dentist.

In fact, the company that's coming here is called ARC, a private provider. What they do is, and they're very reputable, is solicit permits. Their job, as at 117th and Coral Way, they run permits. That's all they do. So they do not have clients coming in, like they said, that would be taking over the six spots.

We do not -- we do not determine how many spots the CDMP requires. That is staff. And your staff is telling you

that a project 2,000 feet, in an RU-5A is six parking spaces. We will need less than that, but that's what they asked, and that's what we've given while the rest, including the corner property, have less than required by the CDMP.

Talking about the CDMP, they said it needs, you know, a certain amount of square feet. I brought a copy of the CDMP, and I want to read it to you and put it for the record.

In addition, office -- and this is on Page I-37. In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from traffic.

So when you read the CDMP, it says that if a lot of traffic is in your area before coming in RU-5A, the CDMP allows an RU-5A.

I'll continue to read.

Due to traffic and noise or due to a mixture of non-residential uses or

activities in the vicinity. These offices may occur in combination with or independent of residential use. Such limited office use may be approved on such sites in residential community areas only.

And, Mr. Chairman, you're absolutely right. And the person who spoke is absolutely right. The RU-5 allows business and commercial use, and other uses. But not in RU-5A. And there is a big difference to what they testified here. And that's why I'm reading it to you, the CDMP.

Major roadway as designated in the LUP. Frontage roads are not eligible for consideration.

B. The lot size does not exceed one acre. It doesn't talk about feet. That's RU-5.

The RU-5A just basically says, if you're going to do a semi-office professional, it cannot be over an acre.

We're exactly 0.17, rounded off to 0.2.

C. The residential area is not zoned, developed, or designated on the Land Use Map for estate residential, nor does subject frontage face an estate density area.

Office use approvals, pursuant to this paragraph may only authorize:

Conversion of an existing residence into office.

In addition, any office use to an existing residence. The construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size of one acre or smaller. Additionally, such office uses may be approved only if the scale and character of the prospective office use are compatible with the surrounding residential.

I'm going to -- I didn't make a copy for the clerk, but I'm going to ask them to bring it around and give it to the clerk. Well, I want you guys to read it. Pass it, and then the clerk will get it for the record later. So

you can see that what I'm saying is the RU-5A uses.

Let me see what else they talked about. They talked about traffic, the hospital, the dentist.

Our neighbor mentioned the fact that we were not going to have the correct type of sewer. Our neighbor also mentioned the fact that we were going to infringe onto his property.

Please review in my handout, second page, the plans. Especially you, Mr. Camacho, who understands plans and construction. And please correct me if I'm wrong.

We are not moving a single iota. He claims that -- we were going to put trust. Let me, and I made copies of this, and bring it to you. Because remember when you're going through a zoning process -- first of all, all we wanted to do was build 600 square feet. The County is the one who said you've got to go through this process. If it were as easy as they're saying, we would

have done it a long time ago, okay. We're doing this because the County works with you to do this.

And, so, I want to read the Water and Sewer memo, okay. That for, I would say, eight months, we're denying, denying, denying, denying our application.

First, and I want to not shock our neighbor to the north, okay, but his wall sits on a major sewer line, because we had, in our original plans, going to put a wall against his.

Water and Sewer basically came at us and said, no way. We will not recommend approval if you continue with this wall. So we took the wall out.

We planted trees. They came back and said, no trees. We do not allow trees on top of our lines.

The only thing we will accept is shrubs, okay? And I have the memo, that's in your package. Read it.

And I'm going to read parts of it. It is dated May the 2nd, okay, from James

B. Ferguson, Assistant Director of Water and Sewer Department, WASD. And it comes through Mr. Ferguson from Ms. Maria Valdes.

The previous comments, meaning everything that we had done for months and months to the proposed concrete wall encroachment allowing the loss of 12-foot utility easement, 6-foot within the property line, has been resolved. Refer to the easement comments below. Per revised site plans, V4, Version 4.

So we had done the first one. And this that we're doing now is based on what the County, and in my review, that every single department, whether it be police, whether it be traffic, whether it be fire rescues, whether it be parks, whether it be school, all of them approve of this project. All of them. Per -- and I'm now citing the memo.

And, again, I'm going to give it to you, and you can pass it down, and I'm sure that, I don't know that the Clerk needs something that's in their package.

But, anyway, it says, per revised plan Version 4, a concrete wall along the utility easement, will not be proposed with this zoning application.

So what I told here to our neighbor was, we were going to have a wall to create -- to take away the shrubs and the trees and everything. Because, as you know, when you build any type of office use, in this case, in RU-5A, you need to have a buffer between residents, right? You can't just build whatever you want. You have to have a buffer.

We wanted a wall. They said, no.

We wanted trees. They said, no.

We finally had to go, which, apparently, is irritating the neighbor, which is shrubs. We have nothing to do with that directly. It is exactly what the County is requesting.

So, I'm going to give you a copy of what's in here, and you can read it. I've highlighted it in yellow so that you can see that everything that I'm saying is true.

Let me see what else.

I went over the 10,000.

Again, variances are not requested to infringe on somebody else's property. Variances are requested when your property does not meet the code. So they are requesting, I believe it's 15 -- 20 feet -- I think it's 15 feet, for a driveway to be two-way. We're not doing the two-way driveway. And I think the neighbor brought up a good thing. And I am sure that we can have it in the motion, which is to put the proper signs. If that's something that will appease him, I am sure we could put that into the motion to have proper signs, okay? But if you read the site plan, on the second page, you'll see that the entrance is through the east side of the property. And the exit is where we join with the neighbor, okay. On the west side.

And that's why we're asking for those variances. That, in essence, if you go back to the '91 Resolution, we didn't need to ask for it, because that's

the '91 Resolution. And if you want a copy of that, I could show you a copy of that too. It basically says, that they are taking out all the setbacks, all the variances, all the parking requirements, all the lot coverages in those nine properties.

I know it's -- for people who are not in this world, I know and understand their concerns. But we're not going to have anything to do with traffic. We're not a major road. And, in fact, I also have copies of, if you need, the RU-5A uses. And a permitting office is one of them.

That's all we're doing, folks. This is not pulling the wool over anyone's eyes. This is taking a very old home, that if you've seen it, and you've been by it, it's an eyesore. But they want to make it look nice. That's why they're adding what could be considered a Florida room.

And what they have there, more than anything, I don't know what they're

talking inside saying that we're going to rent it out, you know, that we're going to do all this stuff. Folks, it's a permitting office, and what you have is a bunch of plans that are given to them, and then they have to go run those plans to get the permit.

This is not an office -- this is not a real estate office that they have people coming in, which is allowed in an RU-5A.

This is not an attorney's office that they can come in and have all parking filled. This is just an employee based office. An employee based.

Mr. Chairman, I apologize for taking some of your time. I just wanted to take the opportunity to rebut against anything. And I'll be available for any other questions or any other documents that you believe you need to review.

Thank you, Mr. Chairman.

CHAIRMAN PETISCO: Thank you Mr. Manrique.

At this time I'll close the --

AN AUDIENCE MEMBER: Can I rebut?

CHAIRMAN PETISCO: No. The way that this works is --

AN AUDIENCE MEMBER: I have a question.

CHAIRMAN PETISCO: I understand. The way that this works is that the applicant has his presentation. We ask for anybody who are in objection or in favor. He rebuts, and then we close the portion of the audience.

At this time I'll ask any Board Members if they have any questions for staff or conversation on the dais.

AN AUDIENCE MEMBER: Can I ask something?

CHAIRMAN PETISCO: No.

AN AUDIENCE MEMBER: It doesn't seem, right --

CHAIRMAN PETISCO: This is the way that these meetings are run. So we had this part of the meeting closed off to the public. The Board has the right to ask anybody questions if they so desire.

Mr. Trujillo?

BOARD MEMBER TRUJILLO: (Indicating).

CHAIRMAN PETISCO: Mr. Camacho? Any questions?

BOARD MEMBER CAMACHO: The question that I'd like to ask the representative for the applicant is, there are draining pavers here, right?

MR. MANRIQUE: They're existing, sir, yes, sir.

BOARD MEMBER CAMACHO: Does it show where the paving drain is?

MR. MANRIQUE: I have no idea, sir, to be honest with you. As it was stated before --

BOARD MEMBER CAMACHO: It drains?

MR. MANRIQUE: -- I do like to walk the neighborhood, but there was nothing. No one would complained. No one complained. So I would have gladly have sat with everyone, and would have worked it out.

BOARD MEMBER CAMACHO: This property is already approved for commercial?

MR. MANRIQUE: Absolutely, sir.

BOARD MEMBER CAMACHO: From 1991.

MR. MANRIQUE: That is correct, sir. For all the uses in an RU-5A minus dentist, minus medical.

BOARD MEMBER CAMACHO: I have a problem, because this is an isolated property.

MR. MANRIQUE: It is.

BOARD MEMBER CAMACHO: It doesn't blend with the properties next to it. I believe it was next to the State Representative's old office.

MR. MANRIQUE: Yes, sir. Mr. Pepe Diaz.

BOARD MEMBER CAMACHO: For the record, all these constituents here against this project, they were my electors. So I have a problem.

MR. MANRIQUE: Some of them were, sir. The majority of -- the young lady that talked about 99th and Coral Way was not within the City. I don't know if the others -- they weren't. I think there was said 22nd Street. A couple of them

said 22nd Street. And then there is the gentleman who is directly to the north.

BOARD MEMBER CAMACHO: For the record, you need to understand that the constituents, they elected me to represent them. So --

MR. MANRIQUE: So, with all due respect --

BOARD MEMBER CAMACHO: -- I just want to bring the point up about the drainage, because pavers do drain. It's not as solid as concrete.

MR. MANRIQUE: I just want you to know, sir, that it's the job of any elected official to zoning, to first and foremost follow the Comprehensive Development Master Plan. That's why it's there, okay?

And, so, we have done nothing else, than to follow the plan. So we are, in essence, following the rules, okay? We have not deviated from anything to do anything bad to anymore. We will be glad to work with both of our neighbors, okay?

I am sure that the applicants, okay, doesn't want to go in there with neighbors who are mad.

BOARD MEMBER CAMACHO: I personally don't want to fight with providers, okay. They provide private inspectors for jobs. They run permits for clients. I don't see this in and out like an office of a medical office. You cannot put a medical office anyway here, or a dental office.

We've been through this before.

MR. MANRIQUE: That is correct, sir.

BOARD MEMBER CAMACHO: Okay.

MR. MANRIQUE: Thank you so much.

CHAIRMAN PETISCO: Mr. Vice Chair?

VICE CHAIR RODRIGUEZ: Mr. Manrique?

MR. MANRIQUE: Mr. Vice Chair?

VICE CHAIR RODRIGUEZ: I believe it's the north neighbor that mentioned about nine feet. And if you mentioned it, I probably didn't hear it, of taking 9 feet into their property.

Can you touch on that?

MR. MANRIQUE: It's physically impossible, because he has a six foot CBS fence. So we cannot take anything from his property. I believe, sir, that the neighbors to the immediate west, contiguous west, okay, are the ones who, I believe, made that claim. And that was physically impossible. If you look at our plans, okay, it will show you that that's where we're going to run vehicles out of the property, okay? So --

CHAIRMAN PETISCO: So, Mr. Manrique's point, it wasn't the neighbors that were in the back, it was the west -- the east property to where they shared a driveway, and it encroaches nine feet into the other property.

VICE CHAIR RODRIGUEZ: It would be to the west, correct?

MR. MANRIQUE: Yes. And like I said --

BOARD MEMBER GARCIA: Mr. Manrique, can you approach the dais?

MR. MANRIQUE: Yes.

Mr. Chairman, may I approach?

CHAIRMAN PETISCO: Yes.

THE COURT REPORTER: Bring the mic.

BOARD MEMBER GARCIA: Take the mic with you.

MR. MANRIQUE: Yes, sir, Mr. Garcia -- Councilman Garcia.

BOARD MEMBER GARCIA: This is your property, correct (indicating).

MR. MANRIQUE: That is correct, sir.

BOARD MEMBER GARCIA: If you're looking at your property --

THE COURT REPORTER: Can you speak in the mic, please?

MR. MANRIQUE: Yes, ma'am. I apologize.

BOARD MEMBER GARCIA: When I was looking at this property -- when I'm looking at this image here, where is your property?

MR. MANRIQUE: Right here. It's in this area (inaudible).

BOARD MEMBER GARCIA: That's your property?

MR. MANRIQUE: This is it. (Indicating).

BOARD MEMBER GARCIA: All right. So the gentleman who spoke, the gentleman over here, is his property -- which one is his property?

MR. MANRIQUE: It's located to the west. This is our property (indicating).

BOARD MEMBER GARCIA: Uh-huh.

MR. MANRIQUE: This is the gentleman's property (indicating).

BOARD MEMBER GARCIA: That's his property there.

MR. MANRIQUE: And the reason that he doesn't have this here is because since he's here, he can come to his parking through here (indicating).

BOARD MEMBER GARCIA: Is there a fence there?

MR. MANRIQUE: Not --

AN AUDIENCE MEMBER: Yes.

MR. MANRIQUE: I don't know.

AN AUDIENCE MEMBER: There is a fence.

MR. MANRIQUE: There is a fence,

yes.

AN AUDIENCE MEMBER: We have a fence on the south side.

BOARD MEMBER GARCIA: All right. That was my question.

Thank you so much.

MR. MANRIQUE: Yes. So, basically, if I may, what is shown here is they go under the '91 Covenant. See how they have two driveways? This (indicating) office has half of that driveway. This (indicating) has the other half. And so now they both in that whole '91 Resolution, have a covenant where they both can use it. So they both come into the parking lot here.

BOARD MEMBER GARCIA: Same as here?

MR. MANRIQUE: That's what we're going to do there. For sure, we already have an agreement that we entered into the record in the County with this, okay?

Thank you.

BOARD MEMBER GARCIA: Thank you.

CHAIRMAN PETISCO: Any other questions?

So I have a question for staff, because I do have concern where the rezoning from RU-1 to RU-5A, in that it's the only property within, you know, a pretty large circumference of the subject property.

So my question is to staff, if this application proceeds as is, there are six items to be addressed. Obviously, the biggest one is the district boundary change from RU-1 to RU-5A. Would we be able to continue without the change of RU-1 to RU-5A, and then just look at the variances independently, or does RU-5A need to be approved in order for us to look at variances?

MS. MENDOZA: No. You could go -- if you'd like, you could move forward with the variances. Since the use of offices is already existing on the property that was approved back in 1991.

CHAIRMAN PETISCO: So then, the other question I have. If we go ahead and -- just speculating. What if there is a motion that denies Request 1, but

then goes ahead and request the approvals of three to six or two through six -- I don't know if we'll need any modification of Item 2 -- well, I guess we would because of the architects. But would we also need to continue with the proffered covenant of the dental and medical office building as prior, or does that still run with the 4-ZAB-321-91?

So the original --

MR. HOPE: So what he's asking is, the existing '91, with what was allowed, and if, indeed, they don't do the change to the RU-5A, do they still need the additional restrictions?

MS. MENDOZA: This covenant was provided strictly because of the zone change.

CHAIRMAN PETISCO: So, this covenant is specific for RU-5A, but if you don't change RU-5A, you can continue with RU-1. RU-1's covenant that was done in '91 will continue to run this property?

MR. HOPE: Mr. Chair, can I ask one

more question?

CHAIRMAN PETISCO: Sure.

MR. HOPE: If, in deed, a vote no on the district boundary change, which means you still have RU-1, are the various non-use variances that they're asking for, do they still need them, if it's still RU-1, or are they based on RU-5A?

CHAIRMAN PETISCO: That was the question.

MS. MENDOZA: Yes. Those are required.

CHAIRMAN PETISCO: So the required variances are both for RU-1 and RU-5A?

MS. MENDOZA: No. Because the use is RU-5A. RU-1 does not allow offices. So, it's kind of tethered to RU-5A, yes.

CHAIRMAN PETISCO: So, again, if we go back to the original question, if we go ahead and say we don't want RU-1 -- RU-5A, and we're okay with the variances, we can't, because RU-5A requires variances, and not RU-1. So, theoretically, if Item 1 is denied, then

Items 2 through 6 will also be denied -- or can that be --

MS. MENDOZA: No. It's variances --

CHAIRMAN PETISCO: Because the variance is for RU-5A.

MS. MENDOZA: Right.

CHAIRMAN PETISCO: But if a motion is for denial of RU-5A, then can you proceed with those variances?

MS. MENDOZA: We could proceed with those variances just like they did when they did it with the RU -- yes, they are tethered to the RU-1, because parking and all that stuff, the buffer, it's directly for the RU-5A.

MR. HOPE: I have an advocacy question, because we're placing her on the spot.

CHAIRMAN PETISCO: Right.

MR. HOPE: Is this a situation where this should be deferred to the next meeting so staff can analyze what variances either would or would not be required, if, indeed, the district

boundary change wasn't granted?

MS. MENDOZA: These would be required regardless.

MR. HOPE: Okay.

MS. MENDOZA: Because either with the RU-1 or the RU-5A, he does not meet the Code.

CHAIRMAN PETISCO: So he would still have to have those variances --

MS. MENDOZA: Yes.

CHAIRMAN PETISCO: -- whether they're an RU-1 or RU-5A?

MS. MENDOZA: Yes.

CHAIRMAN PETISCO: Okay.

BOARD MEMBER GARCIA: Through the Chair, I have a question for staff.

MR. MANRIQUE: Let me just say for the record --

CHAIRMAN PETISCO: Give me one second.

AN AUDIENCE MEMBER: I thought they closed it?

BOARD MEMBER GARCIA: What they want to accomplish, can they do it without going to RU-5A and just RU-1 with

variances? That's my question.

MS. MENDOZA: Yes.

BOARD MEMBER GARCIA: They can?

MS. MENDOZA: Yes.

CHAIRMAN PETISCO: That was my point exactly. Everything that, you know, they're requesting can be accomplished without the change of zoning. And that is my biggest issues, because, if you set that up, with this one parcel, that creates a precedent across the way that will create bigger issues.

BOARD MEMBER GARCIA: I have a question now for Mr. Manrique.

Mr. Manrique, why RU-5A and not the existing variance?

MR. MANRIQUE: Well, I came in after some conversation had been done between the applicant and the staff. I believe, okay, there's no certainty to what I'm about to say, but I wanted to put it for the record. There are two items in the covenant.

The first one is, no medical or

dental use.

The second one is a can of worms.

The second one is, the Live Local Act.

And for you familiar with the Live Local Act, this is something that the legislature in Tallahassee is superseding all codes. And correct me, if I'm wrong, Mr. Attorney. And there are many people in the County afraid that you guys won't have a say, and that the City can increase 70 to 1 on major highways. Okay.

And I went through two years of this, and our client citing the covenant saying, we would not increase density. Yet, and I'm putting this for the record, a lot of County Attorneys said, hey, we don't know if that's legal.

In other words, can I say, look, I'm not going to increase the density even though a State law says you're allowed.

Now, I can't increase the density on our footprint alone, because it's a

very small house. But should somebody buy three or four of them, certainly. And that's why they put RU-5A. Okay, that's they put the RU-5A.

AN AUDIENCE MEMBER: There it is.

CHAIRMAN PETISCO: All right. So we can move forward. Thank you.

Any other questions for Mr. Manrique or for staff, or for a motion?

Somebody has to make a motion, or I have to pass the gavel. I'll pass the gavel to the Vice Chair, and I'll make the motion to deny Request 1, and approve Requests 2 through 5 under Section 33-311(A)(4)(b) --

THE COURT REPORTER: Can you speak in the mic, please.

CHAIRMAN PETISCO: Non-Use Variance from other than Airport Regulations with the seven conditions, and staff's acknowledgement that the standing covenant of non-use for dental and medical runs with the property with this motion.

VICE CHAIR RODRIGUEZ: Second.

MS. MENDOZA: Who seconded it?

VICE CHAIR RODRIGUEZ: I did.

CHAIRMAN PETISCO: It was two through six with the -- one through seven with conditions, and the stipulation that staff stated where the condition runs with the property of the original '91 approval.

MS. MENDOZA: Are you ready for the vote?

CHAIRMAN PETISCO: Yes.

MS. MENDOZA: Board Member Camacho?

BOARD MEMBER CAMACHO: I decline from voting at this time. I'm here to represent my constituents as well as to uphold zoning.

MR. HOPE: I'm sorry. You can't do that. If you're present, you have to vote, yes or no.

CHAIRMAN PETISCO: If you're present you have to vote.

BOARD MEMBER CAMACHO: No.

MS. MENDOZA: Board Member Garcia?

BOARD MEMBERS GARCIA: No.

MS. MENDOZA: Board Member Trujillo?

BOARD MEMBER TRUJILLO: Yes.

MS. MENDOZA: Vice Chair Rodriguez?

VICE CHAIR RODRIGUEZ: No.

MS. MENDOZA: Chair Petisco?

CHAIRMAN PETISCO: Yes.

MS. MENDOZA: Motion fails.

MR. HOPE: Any other motions? So, if, indeed, there's no other motion, it's just going to come back.

CHAIRMAN PETISCO: I know.

So somebody needs to make a motion.

MR. HOPE: So someone needs to make some other motion, or you're going to be back here next month.

MR. MANRIQUE: I'm sorry. What was the vote? I didn't hear it.

MR. HOPE: It was three to two against.

BOARD MEMBER GARCIA: So, I'll make the motion to deny the request in its entirety.

MR. HOPE: With or without prejudice?

BOARD MEMBER GARCIA: Without prejudice.
MR. HOPE: Is there a second?
CHAIRMAN PETISCO: I'll second.
MS. MENDOZA? Who seconded?
MR. HOPE: The Chair.
MS. MENDOZA: Board Member Camacho?
BOARD MEMBER CAMACHO: No.
MS. MENDOZA: Board Member Garcia?
BOARD MEMBER GARCIA: Yes.
MS. MENDOZA: Board Member Trujillo?
BOARD MEMBER TRUJILLO: Yes.
MS. MENDOZA: Vice Chair Rodriguez?
VICE CHAIR RODRIGUEZ: No.
MS. MENDOZA: Chair Petisco?
CHAIRMAN PETISCO: Was that with or without prejudice?
MR. HOPE: Without.
MS. MENDOZA: Without.
CHAIRMAN PETISCO: Yes.
MS. MENDOZA: Tie -- no.
CHAIRMAN PETISCO: No. Three to two.
MR. HOPE: Motion passes.

MS. MENDOZA: Okay. Motion passes.

MR. HOPE: And just so everyone understands the difference between the denial with prejudice and without prejudice.

Without prejudice, which was what the motion was, means the applicant can bring back this application in 12 months.

With prejudice means they couldn't bring it back for 18 months.

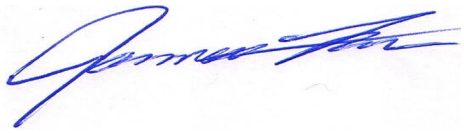
CHAIRMAN PETISCO: Thank you.

(Thereupon, the proceeding was concluded:)

CERTIFICATE OF OATH

STATE OF FLORIDA )
SS)
COUNTY OF MIAMI-DADE )

I, Jannett Taylor-Brown, Court Reporter and Notary Public in the State of Florida, do hereby certify that all witnesses personally appeared before me on this 22nd day of July, 2025, and were duly sworn.



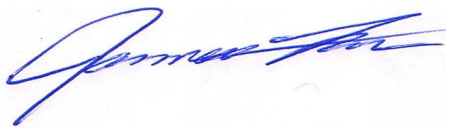
JANNETT TAYLOR-BROWN,
Court Reporter
Notary Public, State of Florida
My Commission #HH 214013
My Commission Expires: 1-5-2026

CERTIFICATE OF REPORTER

STATE OF FLORIDA )
SS:
COUNTY OF MIAMI-DADE )

I, Jannett Taylor-Brown, Court Reporter and Notary Public in the State of Florida, do hereby certify that a meeting was held before Community Zoning Appeals Board 10 on July 22nd, 2025, and that Item Number (24-30), ARC Property Holdings, LLC, was heard; and that the foregoing pages, Numbered 1 to 78, inclusive, constitute a true and correct transcript of my stenographic notes.

WITNESS my hand in the City of Miami, County of Miami-Dade, State of Florida, this 17th day of October 2025.



_____

JANNETT TAYLOR-BROWN
COURT REPORTER

**Miami-Dade County Department of Regulatory and Economic Resources**
**Staff Report to the Board of County Commissioners**

**PH: Z23-094** **November 20, 2025**
**Item No. 8C1**

| Recommendation Summary | |
|---|---|
| **Commission District** | 4 |
| **Applicant** | 18440 OJUS, LLC. |
| **Summary of Requests** | The applicant is requesting an amendment to the Ojus Urban Area District (OUAD) Land Use Regulating Plan to allow the subject property to be redesignated to a Land Use of Residential Modified (RM) within the Center Sub-district. These amendments would allow the properties to be developed with a multifamily residential project at a maximum density of 90 dwelling units per acre and up to 12 stories in height. |
| **Location** | Generally located north of NE 184 Terrace between NE 24 Avenue and NE 24 Court, and 18451 NE 24 Avenue, 18450 NE 24 Court, 2427 & 2429 NE 184 Terrace, Miami-Dade County, Florida. |
| **Property Size** | ±1.21-gross (±0.92-net) Acres |
| **Existing Zoning** | Ojus Urban Area District (OUAD), R, Edge |
| **Existing Land Use** | Duplex, multi-family and vacant |
| **2030-2040 CDMP Land Use Designation** | Low-Medium Residential (within a Metropolitan Urban Center) |
| **Comprehensive Plan Consistency** | Inconsistent with the policies for Density and Intensity for Urban Centers in the interpretative text of the CDMP and inconsistent with policy LU-7A of the CDMP. |
| **Applicable Zoning Code Section** | Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan<br>*(See attached Zoning recommendation Addendum)* |
| **Recommendation** | **Denial without prejudice** |

## BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(7) which states "Applications to amend any Urban Center or Urban Area District regulating plans, as provided in Section 33-284.89.3 of this chapter, or for any zoning action for any property located within the Downtown Kendall Urban Center District or Palmer Lake Metropolitan Urban Center District or to modify or delete declarations of restrictive covenants or conditions of zoning actions addressing property wholly located within the Downtown Kendall Urban Center District, as defined in Section 33-284.55 of this Code."

## REQUESTS:

(1) AMENDMENT to the OUAD Land Use Regulating Plan to redesignate the subject property from Residential (R) to Residential Modified (RM).

(2) AMENDMENT to the OUAD Sub-district Regulating Plan to re-designate the subject property from Edge to Center.

**PROJECT HISTORY AND DESCRIPTION:**

The subject property consists of four (4) parcels totaling approximately ±1.21 gross acres (±0.92 net acres). The site is generally located north of NE 184 Terrace, between NE 24 Avenue and NE 24 Court, and includes the addresses 18451 NE 24 Avenue, 18450 NE 24 Court, 2427 NE 184 Terrace, and 2429 NE 184 Terrace, in Miami-Dade County, Florida. The property lies within the Ojus Urban Area District (OUAD). The surrounding area is characterized primarily by one-story single-family homes, duplexes, and multi-family residences to the south, east, and west. To the north, fronting NE 186 Street, a major east-west corridor, is a four (4)-story office building.

On June 6, 2006, the Board of County Commissioners (BCC) adopted Ordinance No. 06-86 establishing the Ojus Urban Area District (OUAD) Regulations. The OUAD provides the regulatory framework for all development within the Ojus area of northeastern Miami-Dade County. The properties within the OUAD boundaries were rezoned to OUAD on March 8, 2007, pursuant to Resolution No. Z-3-07. The OUAD regulations have subsequently been amended in 2007, 2014, 2015 and 2016. OUAD regulations, as well as most Urban Center Districts, are based on the Standard Urban Center (SUCO) Regulations, which provide the foundational regulatory framework. The permitted density and intensity have been amended from time to time, with the most recent amendment approved in 2019 pursuant to Ordinance No. 19-120, which increased allowable density and intensity within the area.

The area within the boundaries of an urban center is divided into three Sub-districts: Core, Center and Edge. The highest density and intensity within an urban center shall be allocated to the Core Sub-districts, a mixed-use area adjacent to the transit station(s) or major transit stop(s). The densities and intensities shall then gradually decrease from the Core to the Center Sub-district where mixed uses are still permitted and then further decrease to the Edge Sub-district, which is characterized by single uses, including low density residential. As previously mentioned, the subject property is located within the Edge Sub-district as designated on the Land Use Plan Map for the OUAD. The existing Edge Sub-district permits development at a maximum density of 18 dwelling units per acre and a maximum building height of two (2) stories. Furthermore, the proposed Center Sub-district designation would allow for an increased density of 90 dwelling units per acre and a building height of 12 stories. Staff also notes that additional density and intensity may be permitted through participation in the Workforce Housing Program, pursuant to Article XIIA of the Miami-Dade County Code.

As part of the subject application, the applicant seeks to amend the Ojus Urban Area District (OUAD) Land Use Regulating Plan to re-designate the subject property from Residential (R) to Residential Modified (RM) and from Edge to Center Sub-district within the OUAD. The proposed amendments would allow the property to be developed with a multi-family development with a density of 90 units per acre and a height of 12 stories. Staff notes that no site plan was submitted with this application. Furthermore, if the applicant were to pursue development under the Workforce Housing Development Program pursuant to Article XIIA of the Miami-Dade County Code, the property could be developed at an even greater density and intensity, including up to six (6) additional stories. The OUAD guidelines, derived from the Ojus Charrette Report adopted by the Board of County Commissioners in 2004, emphasize maintaining the area's established character by regulating density and intensity. Given that the surrounding properties to the south, east, and west are designated Residential (R) and Edge Sub-district and are predominantly developed with one-story residential structures, staff concludes that the proposed amendment would introduce a level of intensity and scale that is **inconsistent and incompatible** with the existing and anticipated future neighborhood context.

| NEIGHBORHOOD CHARACTERISTICS | | |
|---|---|---|
| | **Zoning and Existing Use** | **Land Use Designation** |
| **Subject Property** | OUAD-R; multi-family, duplexes and vacant | Metropolitan Urban Center |
| **North** | OUAD-MC; office building | Metropolitan Urban Center |
| **South** | OUAD-R; duplex | Metropolitan Urban Center |
| **East** | OUAD-R and MC; single-family, multi-family and office building | Metropolitan Urban Center |
| **West** | OUAD-R; single-family residences | Metropolitan Urban Center |

## NEIGHBORHOOD COMPATIBILITY:

The subject property is located north of NE 184 Terrace, between NE 24 Avenue and NE 24 Court, designated OUAD-R (Residential) and consists of four (4) parcels containing multi-family buildings, duplexes, and vacant land. All surrounding parcels are also within the OUAD. To the north, the property is developed with an office building. To the south, the area contains duplexes. To the east, the parcels include single-family homes, multi-family buildings, and an office building. To the west, the area is developed with single-family homes.

## SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to develop the parcel with more density and intensity than currently permitted. Staff acknowledges that the development will result in additional traffic on the surrounding roadways. Based on the accompanying department memoranda and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the proposed development will generate approximately 53 PM peak hour vehicle trips. Based on the memorandum from the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM), approval of the application will not reduce the Level of Service (LOS) standards for an initial development order.

## COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **Ojus Urban Area District (OUAD)**. The Ojus Urban Area District implements the urban center policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.* Furthermore, the CDMP text states w*here the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern.*

Below is a brief overview of the Metropolitan Urban Center Floor Area Ratio (FAR) and Maximum Density Requirement:

| | *Average Floor Area Ratios (FAR)* | *Max. Densities Dwellings per Gross Acre* |
|---|---|---|
| *Metropolitan Urban Centers* | *greater than 3.0 in the core not less than 0.75 in the edge* | *250* |

The Ojus Urban Area District implements the Urban Center and Mixed-Use Corridor policies and interpretative text of the CDMP. Staff opines that the request to amend the Ojus Urban Area District (OUAD) Land Use Regulating Plan to re-designate the subject property from Residential (R) to Residential Modified (RM) and from Edge to Center Sub-district within the OUAD, thereby allowing development of the subject parcel with 108 dwelling units and 12 stories in height, or a maximum of 136 dwelling units and up to 18 stories in height if developed pursuant to the Workforce Housing Development Program would be **inconsistent** with the mixed-use and urban center policies and interpretative text of the CDMP.

In addition, as part of the CDMP, the criteria to evaluate new development and redevelopment in existing and planned transit corridors and **urban centers** is outlined in the CDMP Land Use Element, **Policy LU-7A**, *which states; "[T]hrough its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and no-residential land uses and activities in nodes around rapid transit stations to promote mobility, produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers."*

Additionally, the Interpretive Text for Density and Intensity of Urban Centers, at Page I-50 of the CDMP states: *Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.* Given the site's location in a stable residential area, approving an increase in height for this site, as would be the effect of this requested amendment, would be incompatible with this interpretive text.

The applicant seeks to re-designate the parcel to RM, Residential Modified, to allow for future development on the site with more density and intensity than currently permitted. Staff opines that the maximum density and intensity permitted with the proposed amendment would be **incompatible** with the existing and future physical characteristics of development in the area, building massing and height. Based on the foregoing, and for the reasons that will be further expanded upon in the zoning analysis, staff opines that approval of the re-designation to RM,

Center on the subject property would allow development on the site that would not be suitable for that area, and could create significant unfavorable impacts which could disrupt or degrade the safety and tranquility of the neighboring properties and would be **incompatible** with the surrounding parcels based on the compatibility criteria outlined in **Policy LU-7A**, and therefore would be **inconsistent** with Policy LU-7A of the CDMP.

**ZONING ANALYSIS:**

The applicant seeks to amend the Ojus Urban Area District (OUAD) Land Use Regulating Plan to re-designate the subject property from Residential (R) to Residential Modified (RM) and from Edge to Center Sub-district within the OUAD. Pursuant to the applicant's letter of intent, the purpose of the requested re-designation of the subject property from R to RM is to allow the applicant to develop the site as a multi-family development and obtain the additional density and height. When evaluated under Section 33-284.89.3 of the Code, staff does not support this request and opines that the approval of this request would be **incompatible** with the surrounding area considering the present and future development of the area concerned. The OUAD guidelines are derived from the Ojus Miami-Dade Charrette, adopted by the Board of County Commissioners (BCC) in 2004, which summarized the recommendations developed through the 2003 community charrette and reflected the residents' vision for the area. During the public hearings held in connection with the adoption of the OUAD regulations and rezoning, the community emphasized the need for consistency with the Comprehensive Development Master Plan (CDMP) and for design standards that promote public health, safety, welfare, and compatibility, particularly by reducing traffic congestion and preserving the residential character of established neighborhoods. Staff therefore concludes that the request to re-designate the property to RM, Center for the purpose of achieving additional density and height would be **inconsistent** with the community vision expressed in the Ojus Miami-Dade Charrette Report and adopted through the OUAD regulations.

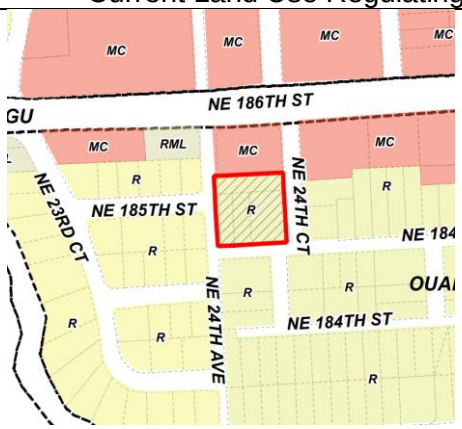
In addition, no site plan has been submitted as part of the proposed amendments. If the proposed amendments were approved, the property could be developed with an 18-story building and 136 units under the Workforce Housing Development Program. These represents a significant increase of 115 units compared to the current zoning district's maximum of 21 dwelling units (or 27 dwelling units when utilizing Workforce Housing density bonuses). Similarly, the maximum building height could increase from the current 2-story limit to 18 stories under the Workforce Housing Development Program, significantly altering the scale and massing of development. As a result, the absence of a specific development proposal and covenant raises concerns regarding potential intensity, massing, and compatibility with adjacent properties and the surrounding area.

The subject parcel is adjacent to properties designated Residential (R), Edge Sub-district to the south, west, and east, which are limited to a maximum density of 18 dwelling units per acre and a maximum height of two (2) stories. These surrounding areas are developed with single-family and other low-density residential uses, and there are currently no buildings constructed at the density and intensity that would be permitted if this application were approved. As such, any development exceeding these thresholds would be **incompatible** with the surrounding area and could represent an intrusion into adjacent parcels, which are either currently developed with one-story structures or could potentially be redeveloped with a maximum of two (2) stories. The applicant has argued that this application is similar in scale to the property to the north, which has a Land Use designation of Mixed-Use Corridor (MC), Center Sub-district. However, this comparison is not valid, as the northern property fronts NE 186 Street, a major corridor, and was specifically developed under OUAD standards with a four (4) story retail and office building.

In contrast, the subject parcel is surrounded by low-density residential uses and located along minor roads; approval of the requested density and intensity would be **inconsistent** with the established and anticipated character of the area. Staff notes that prior to this public hearing, multiple meetings between the applicant and the Development Services Division were held to discuss the possibility of proffering a covenant to restrict the building height and maintain an appropriate transition to the surrounding neighborhood; however, no agreement was reached regarding such restriction. In addition, the applicant elected to proceed with the proposed amendments without submitting a conceptual or proposed development plan, which would have allowed staff to assess the potential impacts of the requested height and density on the future development of the site and surrounding area.

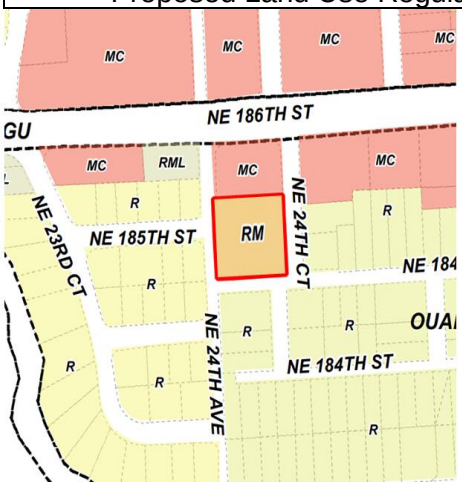
Below is an image of the existing and proposed Land Use Regulating Plan Redesignation:

Current Land Use Regulating Plan Redesignation:




| Urban Center | |
|---|---|
| Name | Ojus |
| Land Use | R |
| Sub District | Edge |
| Building Height Min | 0 |
| Building Height Max | 2 |
| Building Height Desc | 2 Max |
| Density Min | 0 |
| Density Max | 18 |
| Density Desc | 18 Max |
| LU Subd Density Height | R-Edge-18-2 |

Proposed Land Use Regulating Plan Redesignation:




| Urban Center | |
|---|---|
| Name | Ojus |
| Land Use | RM |
| Sub District | Center |
| Building Height Min | 2 |
| Building Height Max | 12 |
| Building Height Desc | 2 Min-12 Max |
| Density Min | 0 |
| Density Max | 90 |
| Density Desc | 90 Max |
| LU Subd Density Height | RM-Center-90-2-12 |

Staff notes that approval of the requests will not adversely impact the County's adopted Level of Service (LOS) standards for non-transportation County services. The memoranda from The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM), the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the Water and Sewer Department and Miami-Dade Fire Rescue, indicate that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or

other such facilities which have been constructed or which are planned and budgeted for construction.

For the reasons above, staff opines that approval of the proposed amendments would be an obvious departure from the aesthetic character of the immediate vicinity and would have a significant visual impact on the abutting properties. As such, staff opines that approval of these requests would not uphold the basic intent and purpose of the zoning, subdivision, and other land use regulations as they relate to the stability and orderly development of the area. **Therefore, staff recommends denial without prejudice of requests #1 and #2 under Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan**

**ACCESS, CIRCULATION AND PARKING:** N/A

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** N/A

**RECOMMENDATION: Denial without prejudice**

**CONDITIONS FOR APPROVAL:** None

ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

18440 OJUS, LLC.
PH: Z23-094

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|---|---|
| Division of Environmental Resources Management (RER) | *No objection* |
| Platting and Traffic Review Section (RER) | *No objection* |
| Miami-Dade Fire Rescue (MDFR) | *No objection* |
| Water and Sewer Department (WASD) | *No objection** |
| Building and Neighborhood Compliance (BNC) | *No objection* |
| Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division | *No objection* |
| **Subject to conditions in their memorandum.* | |

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

| | |
|---|---|
| ***Objective LU-7A (Pg. I-13)*** | *Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to promote mobility, produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.* |
| ***Land Use Element Urban Centers pg. I-47*** | *Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.*<br><br>*The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.*<br><br>*The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for* |

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| | *commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.*<br><br>*Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. Separately*<br><br>***Policies for Development of Urban Centers***<br>*Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.*<br><br>***Uses and Activities.*** *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.*<br><br>***Radius.*** *The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.*<br>*Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to* |

*accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

***Density and Intensity.*** *The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.*
*Average Floor Area Ratios (FAR)*

| | *Average Floor Area Ratios (FAR)* | *Max. Densities Dwellings per Gross Acre* |
|---|---|---|
| *Regional Activity Centers* | *greater than 4.0 in the core not less than 2.0 in the edge* | *500* |
| *Metropolitan Activity Centers* | *greater than 3.0 in the core not less than 0.75 in the edge* | *250* |
| *Community Urban Centers* | *greater than 1.5 in the core not less than 0.5 in the edge* | *125* |

*In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.*

*As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.*

## PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
|---|---|
| ***33-284.89.3. - Amendments to Urban Center or*** | *Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is* |

| | |
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| ***Urban Area District Land Use Plan Category or Other Regulating Plan.*** | *designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.* |
| ***Section 33-311 District Boundary Change*** | (A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*<br><br>*(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:*<br><br>*(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*<br><br>*(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;*<br><br>*(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*<br><br>*(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*<br><br>*(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.* |

*Building and Neighborhood Compliance*

***ENFORCEMENT HISTORY***

| | |
|---|---|
| BSH PROPERTY, LLC | 18451 NE 24 AVE<br>18440 NE 24 CT<br>2427 NE 184 TER<br>MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |
| PENDING | Z2023000094 |
| **DATE** | **HEARING NUMBER** |

**FOLIO No: 30-2203-020-0275/30-2203-020-0290/30-2203-020-0280/30-2203-020-0295**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**
September 11, 2025

**NEIGHBORHOOD REGULATIONS:**
**Folio No.: 30-2203-020-0275/30-2203-020-0290/30-2203-020-0280/30-2203-020-0295**
There are no open/closed cases

**BUILDING SUPPORT REGULATIONS:**
**Folio No.: 30-2203-020-0275/30-2203-020-0290/30-2203-020-0280/30-2203-020-0295**
There are no open/closed cases

**VIOLATOR:**
BSH PROPERTY, LLC

**OUTSTANDING LIENS AND FINES:**
There are no outstanding Liens, Fines, or Fees

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 23, 2025

**To:** Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

**From:** Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

**Subject:** Z2023000094-4th Review
BSH Property LLC
18451 NE 24th Avenue, 18450 NE 24th Court, 2427 & 2429 NE 184th terrace
DBC from OUAD-R-Edge to OUAD-RM-Center. No development information.
(OUAD) (1.21 acres)
04-52-42

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The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code.

Potable Water Service

According to DERM records, public water currently abuts the subject properties. Water services are provided by the City of North Miami Beach. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

**Conditions of Approval: None**

Wastewater Disposal

The requested district boundary change from OUAD-R-Edge to OUAD-RM-Center does not include a site plan and no development information has been provided. However, based on the density allowed under the requested district boundary change OUAD-RM-Center, and based on the feasible distance requirements in the Code, the proposed development may be within feasible distance to connect to the sanitary sewer system.

DERM will evaluate the feasibility of connecting to the public sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes development on the subject properties. This memorandum shall not be interpreted as a written approval from DERM regarding the use of OSTDS for future development.

Further, please note that the MDWASD memo for this application dated August 22, 2025, states that there will be a future gravity sewer system abutting the subject site along NE 24th Avenue, NE 84th Terrace and NE 24th Court, which is part of the Ojus sewer improvements included in the Ojus Sanitary Sewer Special Benefit Area (OSSSBA). Said project is certified and is pending final completion.

**This analysis is based on the sanitary sewer infrastructure as it exists at the time of this application. Please be advised that sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.**

**Conditions of Approval: None**

Water Control Review

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

**Conditions of Approval: None**

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. site plan entitled "Ojus Residential" prepared by Kobi Karp and dated as received by Miami-Dade County on August 15, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

**Conditions of Approval: None**

DERM Enforcement History Review

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 22, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

**From:** Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

**Subject:** Zoning Application Comments - BH Ojus
Application No. Z2023000094 (Revision No. 3) - (Pre-app. No. Z22P-385)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

The subject application is within North Miami Beach (NMB) water service area and WASD's sewer service area. At the time of development, the applicant is advised to consult with the Utility of North Miami Beach for any infrastructure that they may have within their service area and WASD for the connection to sewer.

Application Name: BH Ojus

Location: The proposed project is located on approximately 1.21 acres at the northeast corner of the intersection of NE 184th Terrace and NE 24th Avenue, with Folio Nos. 30-2203-020-0275, 30-2203-020-0280, 30-2203-020-0290, and 30-2203-020-0295, within the Ojus Urban Area District (OUAD), in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from OUAD-R-Edge (Ojus Urban Area District - Residential - Edge Subdistrict) to OUAD-RM-Center (Ojus Urban Area District - Residential Modified - Center Subdistrict). As per the Letter of Intent submitted on August 15, 2025, at this time, the applicant is abandoning the site plan proposal in favor of review by the Board of County Commissioners for the District Boundary Change only.

A site plan was not provided with this zoning application (revision # 3) and thus the water/sewer demand for the future development can not be calculated at this time.

Water: The proposed development is located within the City of North Miami Beach's (NMB) water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. In addition, a Water Supply Certification (WSC) is not required from WASD, as the project is located entirely within the City of NMB's water service area and the water supply will be provided by the NMB utility.

Water Conservation: All future developments will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the

CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit

For more information about our Water Conservation Program please go to http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Please note that there will be a future gravity sewer system abutting the subject site along NE 24th Avenue, NE 184th Terrace, and NE 24th Court, which is part of the OJUS sewer improvements included in the OJUS Sanitary Sewer Special Benefit Area (OSSSBA). Said project has been certified and is pending final completion. **However, the subject property is not included in the OSSSBA, and in order for the property to connect to the sewer infrastructure, it would have to be included in the OSSSBA by a change to the OJUS Ordinance, which requires approval by the Miami-Dade County Board of County Commissioners (BCC).**

If the owner of the subject application is required to connect to the future public gravity sewer within the OSSSBA, the owner must request a WASD Letter of Availability (LOA) indicating that the parcel is not within the OSSSBA and is requesting to connect to said future sewer system. Below please find the instructions on how to apply for the LOA:

1) Go to WASD's Development page at the link below:
   https://www.miamidade.gov/global/water/development/home.page
2) On this site, scroll down and click on the tile for "Letter of Availability".
3) Click "Letter of Availability Application" located on the upper right of the page, under "ONLINE OPTIONS".
4) Fill out all the applicable information that pertains to the proposed project. Under the "Project Description" indicate that the parcel is not within the OSSSBA and is requesting to connect to said future sewer system.
5) Once the application is completed, click on the "Submit" action at the top right corner of the screen.

Through the LOA process, the connection of the subject project to the future sewer system will be evaluated. Upon verification that capacity is available to connect to the OJUS sewer system, WASD will proceed to modify the OJUS Ordinance to add the subject property to the OSSSBA and to determine the assessment fee that will apply for this property, as part of the OSSSBA.

The assessment will be included in the tax roll of the fiscal year after approval by the BCC, and the first year assessment will include paying for the prior years since the inception of the assessment.

Subsequently to the Miami-Dade County approval to include the subject application in the OSSSBA, and upon completion and certification of the OJUS gravity sewer system, the owner may request a WASD Developer Agreement for the connection of the subject property to the sanitary sewer gravity system.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

# Memorandum

Date: September 29, 2025

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From: Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2023000094
Name: Paul C. Murphy
Location: 18451 NE 24 Avenue, 18450 NE 24 Court, 2427 & 2429 NE 184 Terrace
Section 03 Township 52 South Range 42 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections.**

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lots 5-8 & 10, Block C, Plat Book 3, Page 95. A Unity of Title approved by the Platting and Traffic Review Section will be required, contact Claudia Luna at Claudia.Luna@miamidade.gov.

This application meets the traffic concurrency criteria because it lies within the urban infill area and an Urban Center where traffic concurrency does not apply. It will generate approximately **53 PM** peak hour vehicle trips.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem
The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum

**Date:** August 19, 2025

**To:** Eric Silva, Assistant Director
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

**Subject:** Z2023000094

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The Miami-Dade Fire Rescue Department has **no objection** to request for district boundary change uploaded to "EnerGov" on 8/15/2025. Any future site plans will need separate approval.

MDFR's comments on this zoning application do not effectuate a change of occupancy classification for any existing building on the subject property. Changes of occupancy, if needed, must be achieved by a building permit application process in accordance with the provisions of the Florida Building Code and the Florida Fire Prevention Code.

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

# Memorandum

**Date:** Friday, August 22, 2025

**Subject:** Review Type: Z2023000094
Applicant Name: BHS Property, LLC

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**Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the pending comments in Section I being addressed at the time of administrative site plan review (ASPR):**

**PROJECT LOCATION:**
The property is located on NE 184th Terrace between NE 24th Avenue and NE 24th Court.

**COMMENTS/RECOMMENDATION:**

I. CONDITIONS:

**I. Traffic Study Review Comments**

1. Based on the letter of intent, the applicant seeks approval of a new, nine-story residential building with 132 residential units, at least 13 of which will be workforce housing. Preliminary review of the proposed uses reveals that a Traffic Impact Study Level I is required for the subject development. Follow the traffic engineering division's standard methodology as guidance for the development of the study.

   1st Follow-up 5/26/2023: **Comment partially addressed.** *Based on the results of the traffic study, the proposed development will generate a total of 46 AM and 52 PM peak hour trips. Based on projected driveway volumes, dedicated left and/right turn lanes are not warranted. However, a detailed site plan showing the location of driveways has not been provided. Please ensure to submit a detailed site plan. Additionally, please note that as part of the Aventura east and west projects (located north of NE 186 Street on the east and west sides of NE 24 Avenue), the intersection NE 186 Street and NE 24 Avenue will be signalized. As such, the traffic study must provide a more detailed trip distribution figure including the intersection of NE 24 Avenue and NE 186 Street.*

   2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

2. A queuing analysis is required if the proposed entrance (parking lot, garage or any driveway) will be controlled by gates including in the design the location of the turnaround.

   1st Follow-up 5/26/2023: **Comment partially addressed.** *As per traffic study, entry gates are not proposed. However, please clarify the intent of the drop-off. Please ensure that the site plan clearly shows the design of the drop-off and the queueing space provided.*

   2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant*

intends *to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

## II. Site Plan Review Comments

**Please ensure to include detailed site and landscape plans as part of the subsequent submittal showing proposed driveways, pavement markings, sight visibility triangles, proposed drop-off areas, etc.**

3. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Also, please ensure that on-street parking complies with Section 3.3 of the MDC Traffic Operations Manual.

   1st Follow-up 5/26/2023: **Comment not addressed.**

   2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

4. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance).

   1st Follow-up 5/26/2023: **Comment not addressed.**

   2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

5. A minimum of a 6' sidewalk must be kept within public right-of-way.

   1st Follow-up 5/26/2023: **Comment not addressed.**

   2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

6. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.

   1st Follow-up 5/26/2023: **Comment not addressed.**

   2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

7. Driveways must be designed as per FDOT standard 515.

   1st Follow-up 5/26/2023: **Comment not addressed.**

   2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant*

*intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

8. Please provide a t-turnaround area for all dead-end roadways/parking aisles.

   1st Follow-up 5/26/2023: **Comment not addressed.**

   2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

9. Please ensure that site plan shows which streets are public/private and required right-of-way dedication.

   1st Follow-up 5/26/2023: **Comment not addressed.**

   2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

10. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from property line to driveway.

    1st Follow-up 5/26/2023: **Comment not addressed.**

    2nd Follow-up 9/22/2023: **Comment to be addressed at the time of ASPR.** *As per response to comments, the sketch "plans" submitted are for rezoning application purposes only. The applicant intends to and will fully comply with the above-stated requirements at the time of Administrative Site Plan Review (ASPR).*

**If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.**

| | |
|---|---|
| **From:** | HERRERA, ANA I |
| **To:** | rachel@caldera.law |
| **Cc:** | Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER) |
| **Subject:** | School Concurrency Determination for 18440 OJUS LLC (Z2023000094) (SP3025073100491) |
| **Date:** | Monday, August 18, 2025 12:01:00 PM |
| **Attachments:** | 18440 OJUS LLC (Z2023000094) (SP3025073100491).pdf |

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and, as such, capacity has been reserved for a one-year period, under Master Concurrency Number MA3025073100491.

The reservation term for this Site Plan application will expire on July 31, 2026. Concurrency reservation may be extended for additional one-year periods, provided: 1) Miami-Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by Miami-Dade County.

Should you have any questions, please feel free to contact us at 305-995-7285.


**Ana Herrera**
**District Coordinator**
**Growth Management**
Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603

# Concurrency Management System (CMS)

**Miami-Dade County Public Schools**

## Miami-Dade County Public Schools

***Concurrency Management System***

**School Concurrency Determination**

| | | | |
|---|---|---|---|
| MDCPS Application Number: | **SP3025073100491** | Local Government (LG): | **Miami-Dade** |
| Date Application Received: | **7/31/2025 12:04:04 PM** | LG Application Number: | **Z2023000094** |
| Type of Application: | **Site Plan** | Sub Type: | **Redevelopment** |

Applicant's Name: **18440 OJUS LLC**

Address/Location: **18451 NE 24 Avenue, 18450 NE 24 Court, 2427 & 2429 NE 184 Terrace, Miami-Dade County, FL**

Master Folio Number: **3022030200275**

Additional Folio Number(s): ***3022030200290, 3022030200280, 3022030200295,***

PROPOSED # OF UNITS **135**

SINGLE-FAMILY DETACHED UNITS: **0**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS: **135**

| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|---|---|---|---|---|---|---|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 4061 | OJUS ELEMENTARY | -40 | 9 | 0 | NO | Current CSA |
| 4061 | OJUS ELEMENTARY | 0 | 9 | 0 | NO | Current CSA Five Year Plan |
| 6241 | HIGHLAND OAKS MIDDLE | 74 | 5 | 5 | YES | Current CSA |
| 7141 | DR MICHAEL M KROP SENIOR | 8 | 6 | 6 | YES | Current CSA |
| **ADJACENT SERVICE AREA SCHOOLS** | | | | | | |
| 2401 | HIBISCUS ELEMENTARY | 194 | 9 | 9 | YES | Adjacent CSA |

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

| | | | |
|---|---|---|---|
| Master Concurrency Number: | MA3025073100491 | Total Number of Units: | 135 |
| Issue Date: | 7/31/2025 4:00:17 PM | Expiration Date: | 7/31/2026 4:00:17 PM |
| Capacity Reserved: | Elementary:9 / Middle:5 / Senior: 6 | | |

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 22, 2025

**To:** Eric Silva, Assistant Director
Development Services Division
Director, Regulatory and Economic Resources Department (RER)

**From:** Alejandro Zizold, Chief, Planning, Research, and Grants
Planning and Design Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Alejandro Zizold

**Subject:** Z2023000094 – BH Ojus (Preapplication: Z2022P-385) V3

---

**Applicant Name:** Rachal A. Streitfeld, Esq. on behalf of 18440 Ojus LLC

**Project Location:** The property consists of approximately 1.21-acres and the application is located on the southeast corner of NE 184th Terrace and NE 24th Court, in unincorporated Miami-Dade County (Folio No. 30-2203-020-0280, 30-2203-020-0275, 30-2203-020-0290, 30-2203-020-0295). The subject property is part of Ojus Urban Center District (OUCD). The current land use is Vacant, Non-Protected, Privately-Owned, Two-Family Duplexes, and Multi-Family Low-Density.

**Proposed Development:** The applicant seeks a zoning review hearing for a district boundary change from OUAD-R-Edge to OUAD-RM-Center, and to develop a mixed-use building with 135 residential units.

**Current Park Benefit District Area Conditions**: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 1 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

The proposed development is located next to the existing Miami-Dade County Flagler Trail, which serves the local area as 12.5-miles of bicycle and pedestrian-only non-motorized transportation facility.

**Table A – County Parks (Local) Within a 3 Mile Radius of Application Area**

| NAME | ADDRESS | CLASS | ACRE | TYPE |
|---|---|---|---|---|
| HIGHLAND OAKS PARK | 20300 NE 24 AVE | COMMUNITY PARK | 44.99 | LOCAL |
| IVES ESTATES TENNIS CENTER | 1475 IVES DAIRY RD | SINGLE PURPOSE PARK | 5 | LOCAL |
| IVES ESTATES TOT LOT | NE 196 ST AND 12 AVE | MINI-PARK | 0.25 | LOCAL |
| OAK GROVE PARK | 690 NE 159 ST | COMMUNITY PARK | 21.71 | LOCAL |
| OJUS PARK | 18995 W DIXIE HWY | COMMUNITY PARK | 1.63 | LOCAL |
| SABAL PALM PARK | 17101 NE 7 AVE | NEIGHBORHOOD PARK | | LOCAL |
| HIGHLAND OAKS PARK | 20300 NE 24 AVE | COMMUNITY PARK | 44.99 | LOCAL |
| IVES ESTATES TENNIS CENTER | 1475 IVES DAIRY RD | SINGLE PURPOSE PARK | 5 | LOCAL |
| IVES ESTATES TOT LOT | NE 196 ST AND 12 AVE | MINI-PARK | 0.25 | LOCAL |
| OAK GROVE PARK | 690 NE 159 ST | COMMUNITY PARK | 21.71 | LOCAL |
| OJUS PARK | 18995 W DIXIE HWY | COMMUNITY PARK | 1.63 | LOCAL |

**Impact and Demand:** The proposed development includes a total of 135 multifamily units. The proposed residential units would generate a residential population of 285 people resulting in an estimated impact of 0.78-acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the

provision of local recreation open space. The site is in Park Benefit District 1 (PBD1) which has a surplus of 312.40 acres of local parkland and therefore the project meets concurrency when analyzed in terms of 2.75 acres per 1,000 unincorporated areas residents within this Park Benefits District.

**Recommendations:** PROS offers the following recommendations:

- PROS recommends wayfinding signage within the development encouraging non-motorized access for residents of the building to the Flagler Trail.
- As requested in the previous plan submittal and pre-application, please provide a detailed landscape plan that includes tree-lined streets and pedestrian pathways to provide more shaded and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1
*Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.*

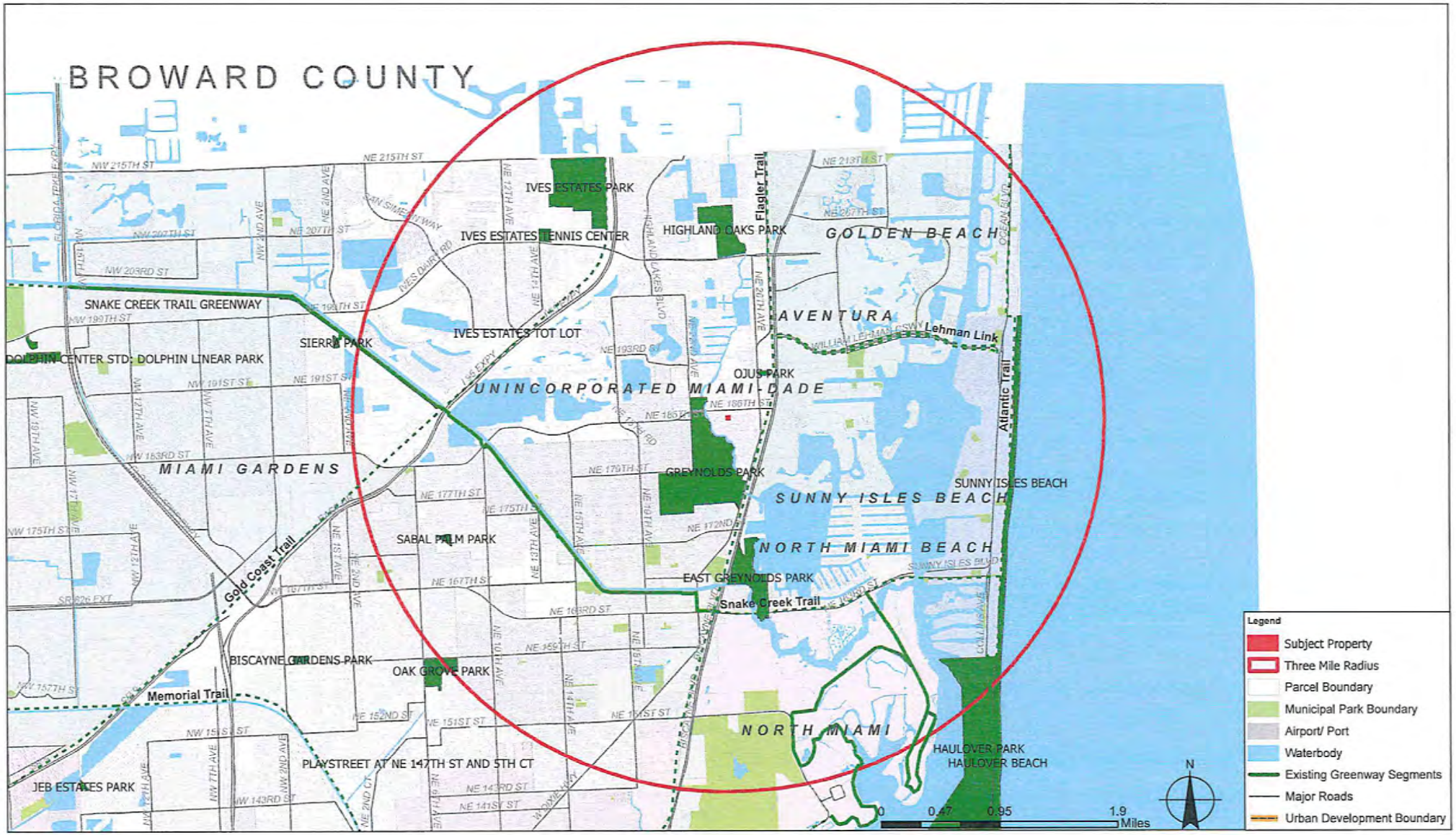
*ROS-3B*
*The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.*

Objective ROS-8
*The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.*

Based on our findings and recommendations described herein **PROS has no objections to this application.** Should you have any questions, or if you need any additional information or clarification on this review, please contact Alexandra Dreybus, Park Planner II, by e-mail at alexandra.dreybus@miamidade.gov.

AZ: at ad

# FIGURE 1: Z2023000094 - BH OJUS
# MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



# Memorandum

MIAMI-DADE COUNTY

**Date:** July 25, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services Division
Regulatory and Economic Resources (RER)

**From:** Amina N. Newsome, HCD Division Director AN
Housing & Community Development (HCD)

**Subject:** Zoning Application Comments
Application No.: Z2023000094
Applicant: BSH Property, LLC
Location:18451 NE 24 Ave; 18440 NE 24 Ct; 2427 NE 184 Terr
Folio No(s).: 30-2203-020-0275; 30-2203-020-0290; 30-2203-020-0280; 30-2203-020-0295

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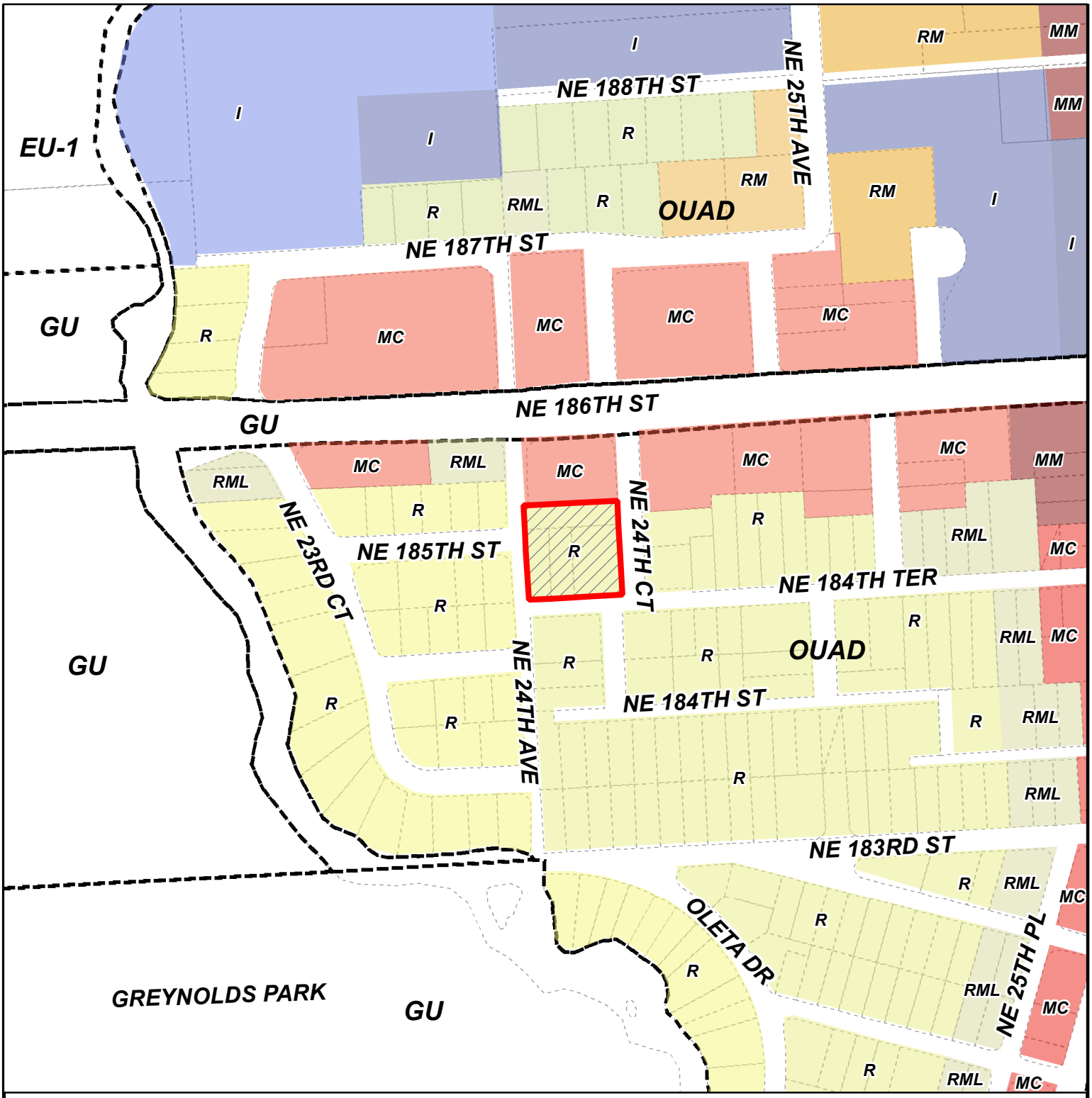
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This property is not part of the Infill Housing Program.

For assistance with HCD programs, please contact the following:

- Workforce Housing Agreements/Rental Regulatory Agreements/Compliance: Phyllis Tynes - (786) 469-4167 or Phyllis.TynesSaunders@miamidade.gov
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa/Mayra Diaz - (786) 469-2185 or Leyani.Sosa@miamidade.gov or Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Oscar Barco - (786) 469-4226 Oscar.Barco@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

Cc: Maria Elena Cedeno, Zoning Admin Review Chief, RER
Susan Furney, Development Services Intake Manager, RER




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2023000094

**Section: 04 Township: 52 Range: 42**
**Applicant: 18440 OJUS, LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 4**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

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### Legend

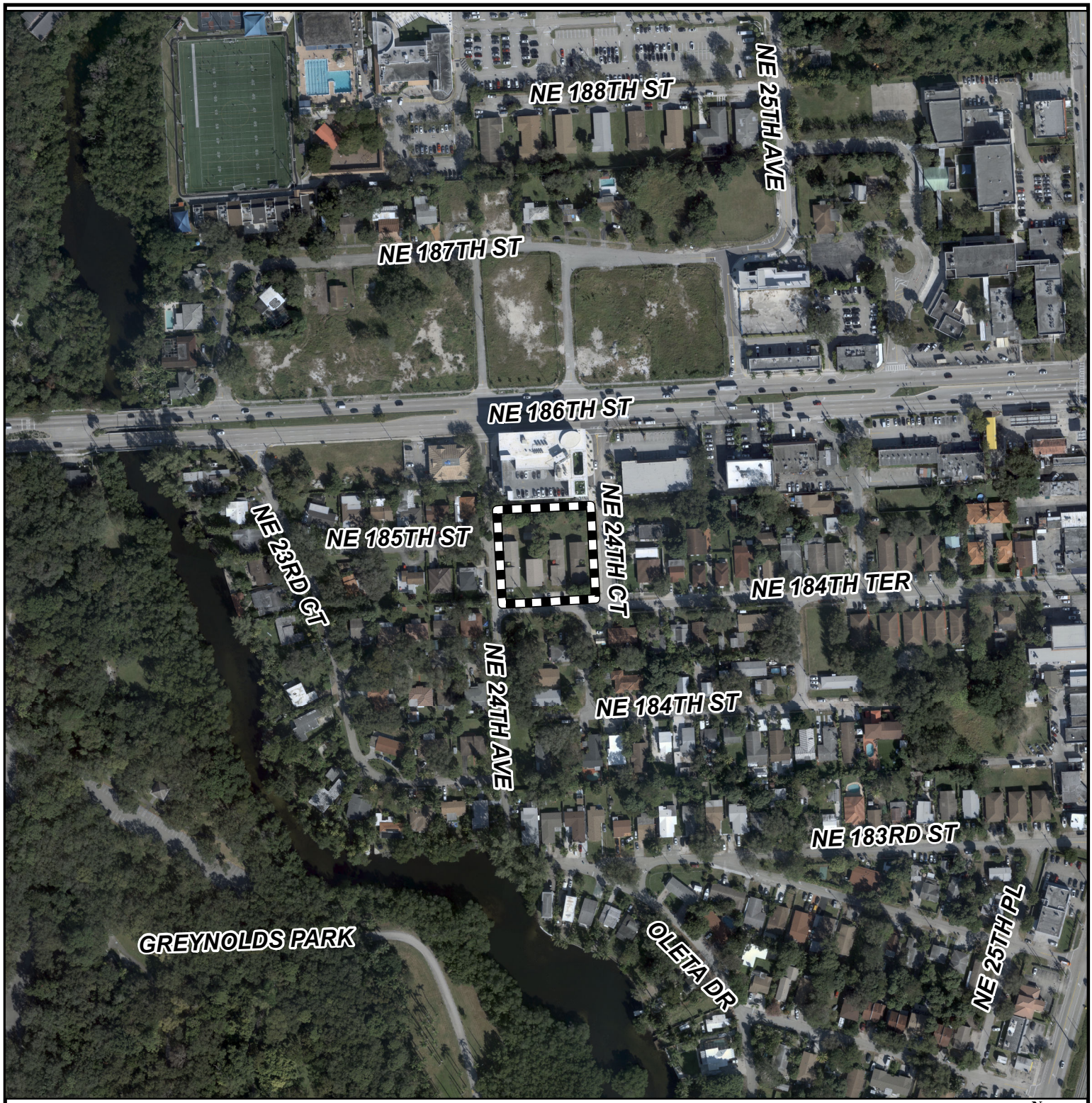
Subject Property Case

Zoning

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, May 19, 2023**

| REVISION | DATE | BY |
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# MIAMI-DADE COUNTY

**AERIAL YEAR 2021**

**Process Number**

**Z2023000094**

**Legend**

Subject Property

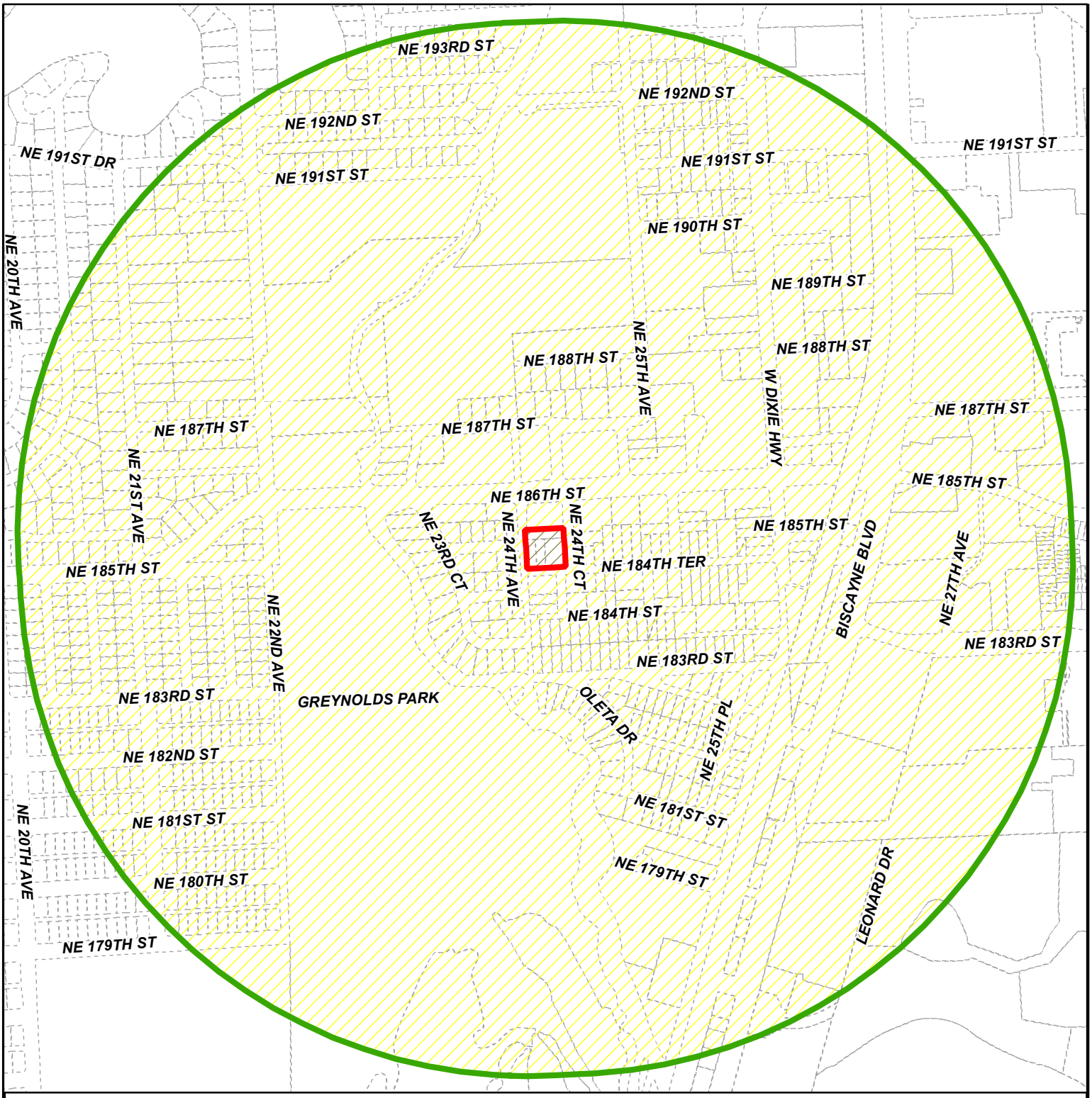
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**Section: 04 Township: 52 Range: 42**
**Applicant: 18440 OJUS, LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 4**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, May 19, 2023**

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

**RADIUS MAP**

**Process Number**

**Z2023000094**

**RADIUS: 2640**

**Section: 04 Township: 52 Range: 42**
**Applicant: 18440 OJUS, LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 4**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

## Legend

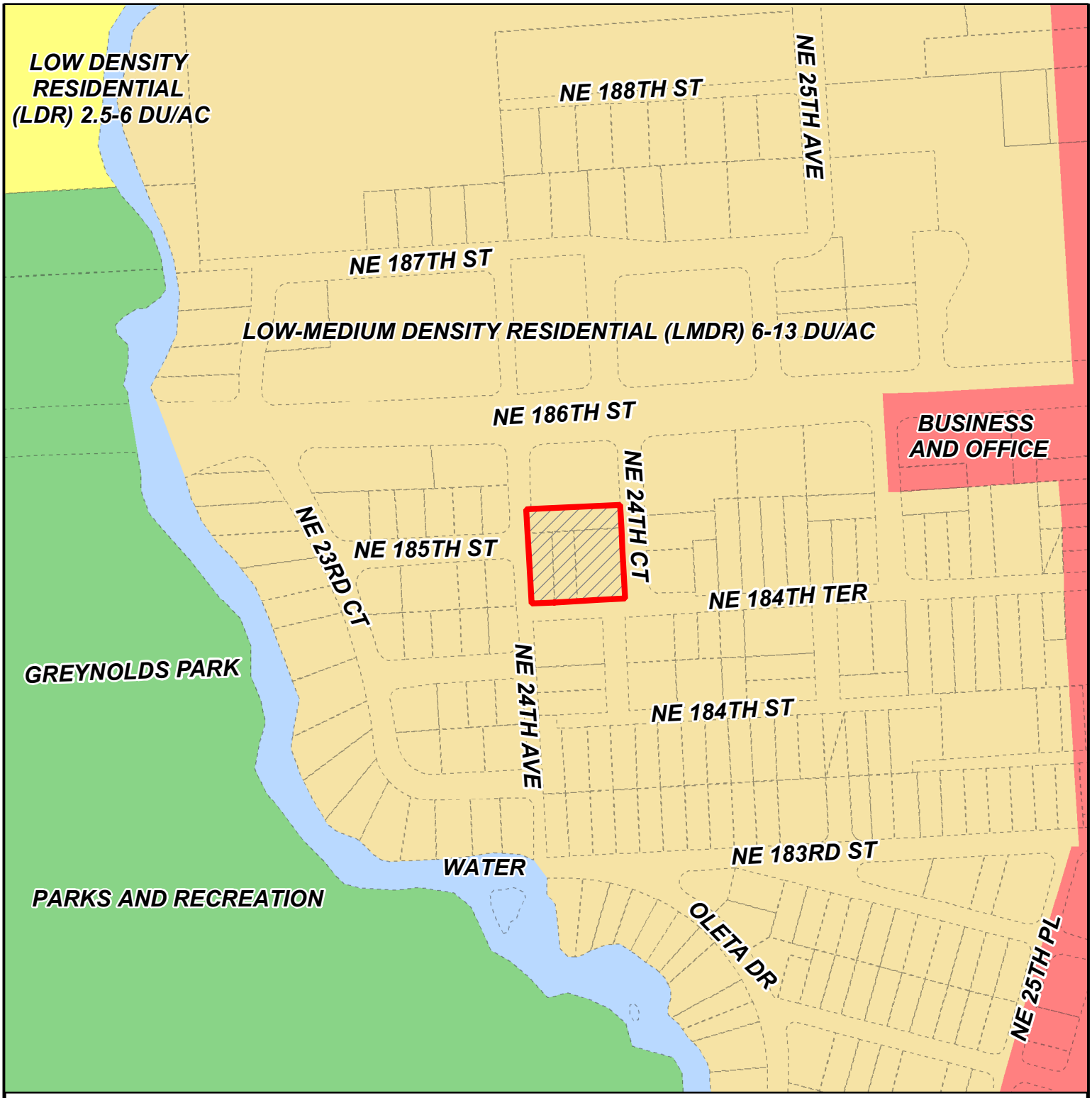
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, May 19, 2023**

| REVISION | DATE | BY |
|---|---|---|
| | | |




# MIAMI-DADE COUNTY

**CDMP MAP**

**Process Number**

## Z2023000094

**Section: 04 Township: 52 Range: 42**
**Applicant: 18440 OJUS, LLC**
**Zoning Board: Board of County Commissioners**
**Commission District: 4**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Legend**

Subject Property Case

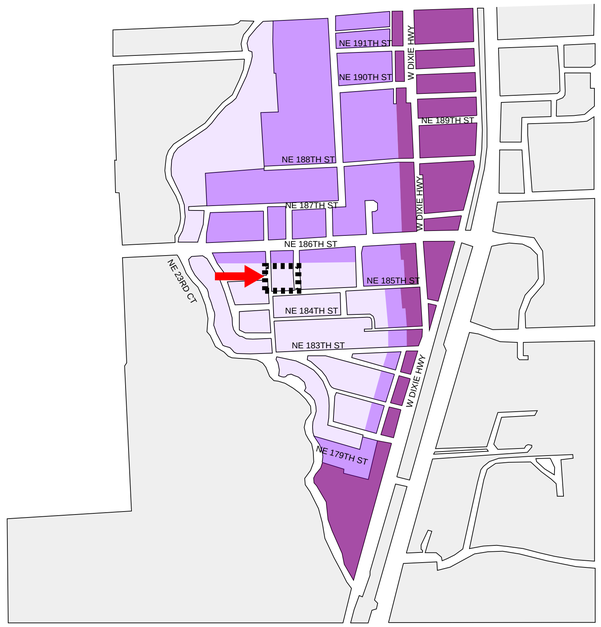
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MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, May 19, 2023**

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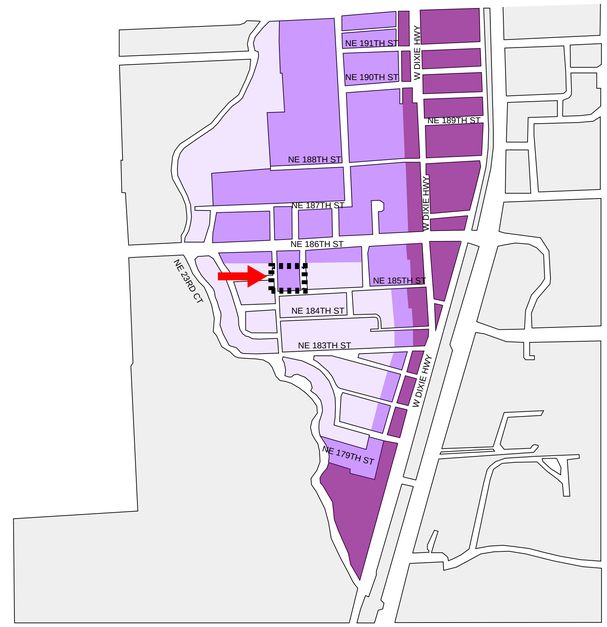



CORE Sub-District

CENTER Sub-District

EDGE Sub-District

**SUB-DISTRICTS PLAN EXISTING**




CORE Sub-District

CENTER Sub-District

EDGE Sub-District

**SUB-DISTRICTS PLAN PROPOSED**




**AERIAL - EXISTING**




**AERIAL - PROPOSED**

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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# OJUS RESIDENTIAL

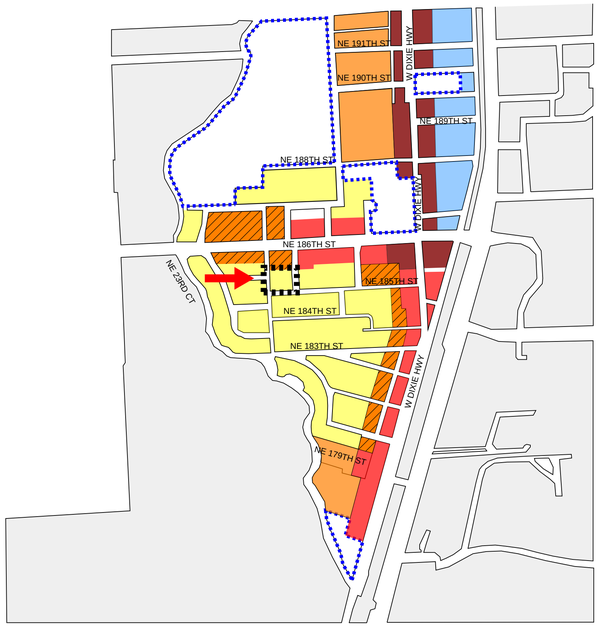
**18451 NE 24TH AVE**
**MIAMI, FL, 33160**

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBI KARP

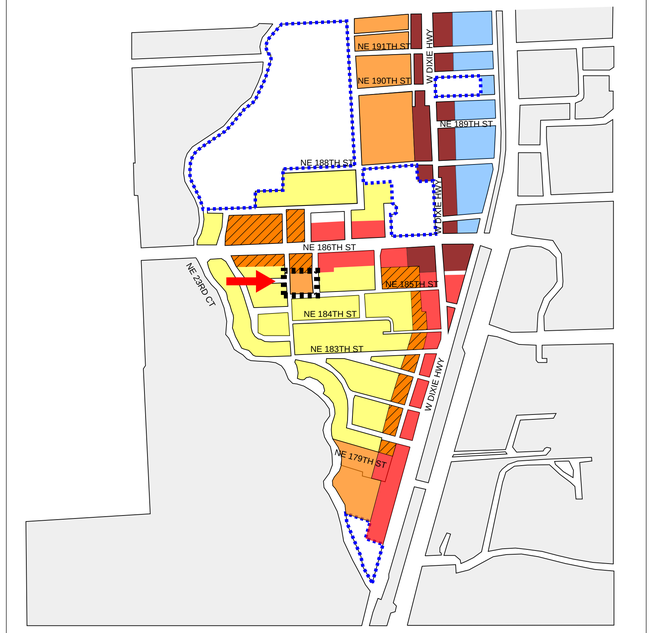
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|---|---|
| Date 08/14/2025 | Sheet No. |
| Scale | |
| Project OJUS RESIDENTIAL | |

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z23-094 DATE: AUG 15 2025 BY: CABR




MM Mixed-Use Main Street
MC Mixed-Use Corridor
MCI Mixed-Use Corridor/Industrial
Institutional
R Residential
RM Residential Modified Live / Work
RM Residential Modified

**LAND USE PLAN EXISTING**




MM Mixed-Use Main Street
MC Mixed-Use Corridor
MCI Mixed-Use Corridor/Industrial
Institutional
R Residential
RM Residential Modified Live / Work
RM Residential Modified

**LAND USE PLAN PROPOSED**




**AERIAL - EXISTING**




**AERIAL - PROPOSED**

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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# OJUS RESIDENTIAL

**18451 NE 24TH AVE**
**MIAMI, FL, 33160**

**Architect:**
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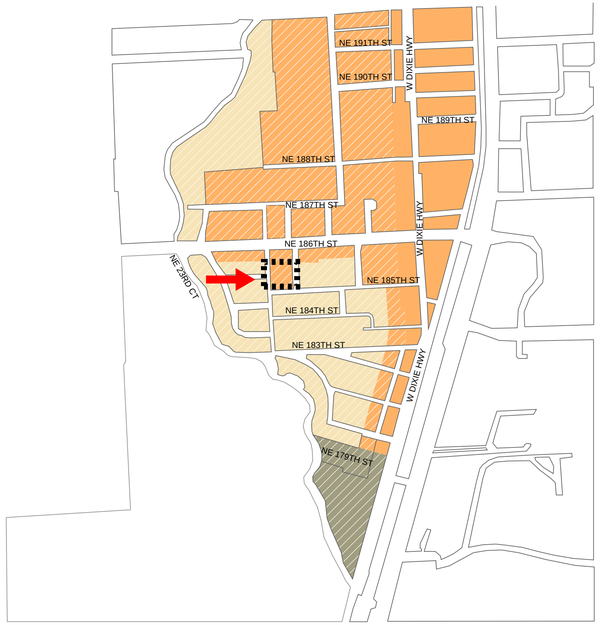
KOBI KARP

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|---|---|
| Date 08/14/2025 | Sheet No. |
| Scale | |
| Project OJUS RESIDENTIAL | |

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z23-094 DATE: AUG 15 2025 BY: CABR




**BUILDING HEIGHTS PLAN EXISTING**




**BUILDING HEIGHTS PLAN PROPOSED**

- CORE - No Min / Max 15
- CENTER - Min 2 / Max 12
- EDGE - No Min / Max 6




**AERIAL VIEW 2**



**AERIAL VIEW**




**LOCATION SITE**

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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# OJUS RESIDENTIAL

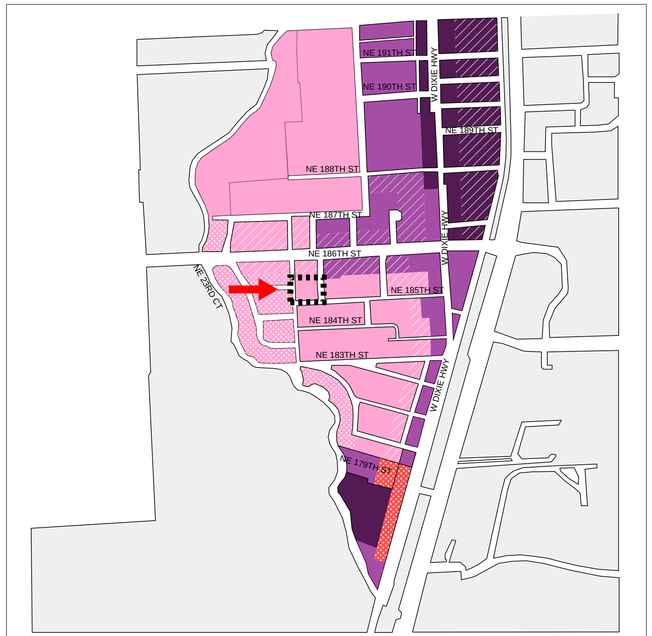
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KOBI KARP

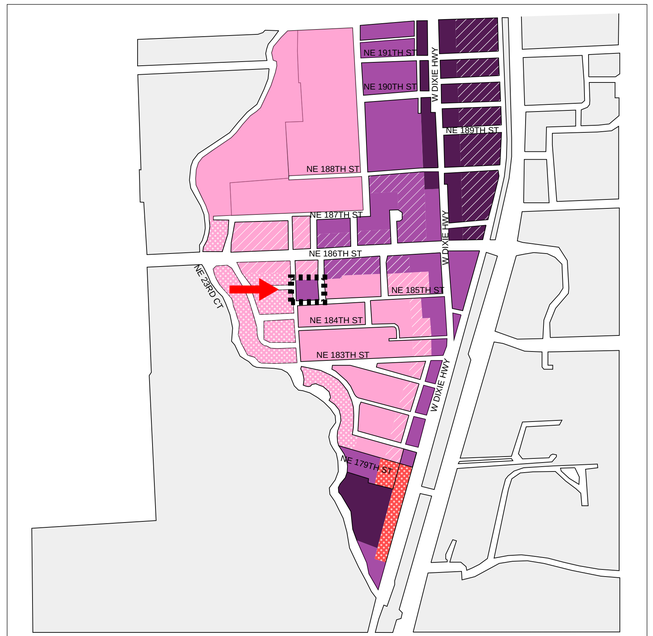
| | |
|---|---|
| Date 08/14/2025 | Sheet No. |
| Scale | |
| Project OJUS RESIDENTIAL | |

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**DENSITY PLAN EXISTING**

- CORE - 125 du/ac
- CENTER - 90 du/ac
- EDGE - 45 du/ac




**DENSITY PLAN PROPOSED**

- CORE - 125 du/ac
- CENTER - 90 du/ac
- EDGE - 45 du/ac

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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# OJUS RESIDENTIAL

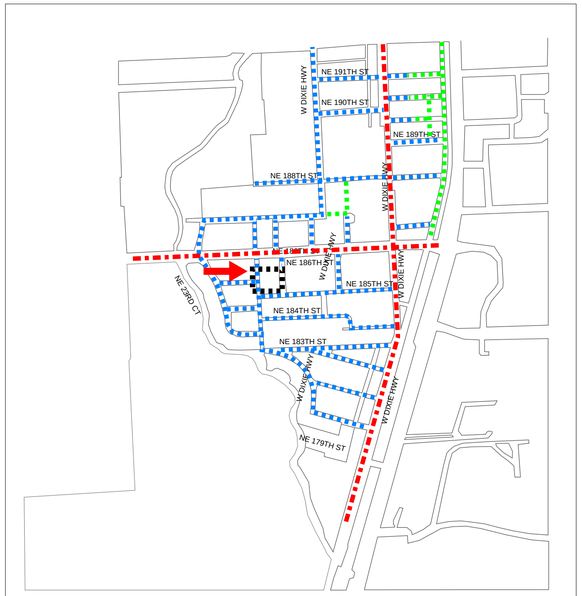
**18451 NE 24TH AVE**
**MIAMI, FL, 33160**

**Architect:**
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBI KARP

| | |
|---|---|
| Date 08/14/2025 | Sheet No. |
| Scale | |
| Project OJUS RESIDENTIAL | |

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z23-094 DATE: AUG 15 2025 BY: CABR




A Existing
B Existing
B New

**NEW STREETS PLAN**

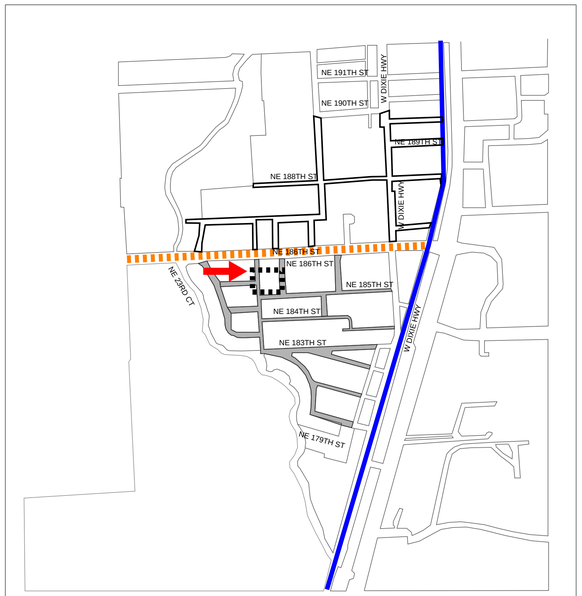
" No new streets proposed"




Bicycle lane required

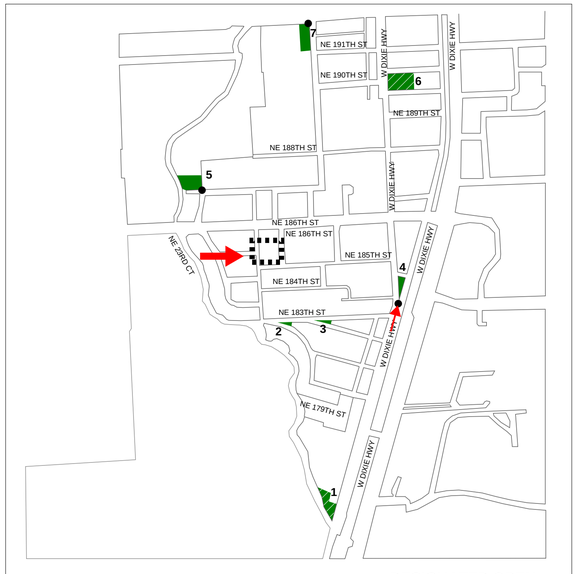
Bicycle Facility or signage designating bicycle route required

**BIKE ROUTES PLAN**




Main Street
Boulevard
Minor
Minor,sidewalks not required

**STREET TYPES PLAN**




| NUMBER | TYPE | AREA |
|---|---|---|
| 1 | G | 48,600 sq.ft. |
| 2 | G | N/A |
| 3 | G | N/A |
| 4 | P | 2,500 sq.ft. |
| 5 | G | 14,500 sq.ft. |
| 6 | S | EXISTING PARK |
| 7 | G | 23,500 sq.ft. |

Designated Open Space
Existing Open Space-Miami-Dade County Park
Open Space Anchor Point
Street Vista

**DESIGNATED OPEN SPACE PLAN**

**G : Green , S: Square, P: Plaza N/A: Not Applicable**

| Rev. | Date | Rev. | Date |
|---|---|---|---|
| | | | |

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# OJUS RESIDENTIAL

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**MIAMI, FL, 33160**

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KOBI KARP

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| Scale | |
| Project OJUS RESIDENTIAL | |

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DATE: JUL 2 2025
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## DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: n/a

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| | |
| | |
| | |
| | |
| | |
| | |

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: n/a

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
| | |
| | |
| | |
| | |

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: 18440 Ojus LLC

| NAME AND ADDRESS | Percent of Ownership |
|---|---|
| Ori Darmon; 3951 SW 41st Street, West Park, FL 33023 | 50% |
| Zvi Yosifon; 3951 SW 41st Street, West Park, FL 33023 | 50% |
| | |
| | |
| | |

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If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: n/a

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
| | |
| | |
| | |
| | |
| | |

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

n/a

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 8th day of April, 25. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

MARIVEL MEDEROS
Notary Public
State of Florida
Comm# HH461037
Expires 11/2/2027

My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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DATE: JUL 2 2025
BY: CABR

(Space reserved for Clerk)

## OWNERSHIP AFFIDAVIT FOR CORPORATION

**STATE OF** Florida **Public Hearing No.** Z2023000094

**COUNTY OF** Miami-Dade

Before me, the undersigned authority, personally appeared Ori Darmon and _____, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the ~~president, vice-president or CEO~~ Managing Member of the 18440 Ojus LLC Company ~~Corporation~~, with the following address: 3951 SW 41st Street, West Park, Florida 33023

2. The Corporation owns the property, which is the subject of the proposed hearing.

3. The subject property is legally described as: See attached Exhibit "A"

4. Affiant is legally authorized to file this application for public hearing.

5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

**Witnesses:**

Signature
Rachel Steinfeld
Print Name

Signature
Paul Zelnick
Print Name

Affiant's signature
Ori Darmon
Print Name

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DATE: JUL 2 2025
BY: CABR

Ori Darmon

**(Space reserved for Clerk)**

Sworn to and subscribed before me on the 8th day of April, 2025.

Affiant is personally known to me or has produced _____ as identification.

Notary Public Signature

MARIVEL MEDEROS

Print Name

State of _____

My Commission Expires: _____

MARIVEL MEDE...
Notary Public
State of Florida
Comm# HH461037
Expires 11/2/2027

**Miami-Dade County Department of Regulatory and Economic Resources**
**Staff Report to the Board of County Commissioners**

**PH: Z25-020** **November 20, 2025**
**Item No. 8C2**

| Recommendation Summary | |
|---|---|
| **Commission District** | 8 |
| **Applicant** | Citinet Aventura LLC and Redland Grove LLC |
| **Summary of Requests** | The applicant seeks to permit a rezoning of the subject property from AU (Agricultural, minimum 5-gross acre lots) and EU-M (minimum 15,000 sq. ft. lots) to PAD (Planned Area Development) in order to develop the parcel with 138 residential units. Additionally, the application seeks to allow single-family residential lots to have no frontage on public streets and to permit access to such lots by way of private drives, have less private open space for the detached units, to allow some of the units to have no on-street parking spaces, and to allow less common open space than required by code. |
| **Location** | Located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court, Miami Dade County, FL |
| **Property Size** | ±20.91-gross (±20.15 net) Acres |
| **Existing Zoning** | AU, Agricultural District |
| **Existing Land Use** | Single-family residences, agricultural groves, vacant land |
| **2030-2040 CDMP Land Use Designation** | Low Density Residential w/ One Density Increase (DI-1) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003) *** (*see attached Zoning Recommendation Addendum*) |
| **Comprehensive Plan Consistency** | Consistent with interpretative text, goals, objectives and policies of the CDMP |
| **Applicable Zoning Code Section(s)** | Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations (*see attached Zoning Recommendation Addendum*) |
| **Recommendation** | **Approval of request #1, subject to the Board's acceptance of the proffered PAD agreement, and approval with conditions of requests #2 through #5 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective) *** |

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250003 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application**.

**BOARD OF COUNTY COMMISSIONERS' JURISDICTION:**

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

**REQUESTS:**

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, and EU-M, Estate Modified District, to PAD, Planned Area Development.

(2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots with 0' of frontage and to permit access to a public street by means of private drives.

(3) NON-USE VARIANCE to permit detached single-family residences to have a minimum of 38% private open space (125% of the interior gross square footage of the ground floor of each unit required).

(4) NON-USE VARIANCE to permit 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted).

(5) NON-USE VARIANCE to allow a minimum of 23.18% of common open space where 30% is required.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Rodan Estates," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September 30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP202500003) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±20.91-gross (±20.15 net) acres subject parcel from "Estate Density Residential" (1 to 2.5 Dwelling units per gross acre), to "Low Density Residential w/ One Density Increase (DI-1)" (6 to 13 Dwelling units per gross acre with sound urban design). The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), limiting development on the subject site to a maximum of one-hundred and thirty eight (138) residential dwelling units, providing proportionate share mitigation prior to tentative plat to mitigate impacts on SW 220 street, SW 226 street, SW 133 court, SW 132 court and SW 133 avenue, as well as connection to water and sewer service. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective.

The applicant seeks to rezone the subject property from AU, Agricultural District, and EU-M, Estate Modified District, to PAD, Planned Area Development, in order to develop the parcel with 138 detached single-family residential units. With the aforementioned request, the applicant also seeks to allow the proposed single-family lots to have no frontage on the adjoining public streets, and to permit access to such lots by way of private driveways. Additionally, this zoning application also seeks ancillary non-use variances to provide less private open space for the detached units than otherwise required by code, and seeks approval for 30 detached single-family units to have no on-street parking spaces, and have the required parking for such units be provided within

attached 2-car garages, and to allow less common open space than required by code. The proposed PAD development will have twenty-one (21) ingress/egress points of direct vehicular and pedestrian access to help facilitate the flow of traffic for the proposed residential development. There would be seven ingress/egress point of access from the west side where there will be a proposed street dedication, and eleven along SW 233 Avenue. The applicant has submitted plans that depict the subject site being developed with 138-unit detached single-family residential lots with parking and private open spaces and serviced by internal private driveways. These model homes, consisting of 3, 4, and 5-bedroom type dwellings, are two (2)-story high, and do not exceed 35 feet in height. Staff notes that each model home will include a private garage, is constructed on an individual platted lot containing a minimum lot area of 1,950 sq. ft., and will have a rear yard enclosed with privacy fences. Parking and driveways are internal to the site, and each individual lot, with the exception of 30 lots, will include two surface parking stalls towards the front. Parking for those 30 lots will be within a private two-car garage and is also the subject for one of the ancillary non-use variances. Submitted plans indicate that the proposed lots and blocks are designed along a network of private drives to allow connectivity for pedestrians and autos alike. The site amenities depicted on the submitted plans include designated common open space areas that will include active and passive recreational amenities such as a tot lot, mail-kiosks, and a dog park. The development includes a Natural Forest Community (NFC) preservation area that will preserve as such, the NFC preservation is 1.99 acres. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided around the proposed buildings, as well as along the perimeter of the property lines for the subject parcel, with street trees provided along all the five abutting roadways. The applicant has proffered a planned area development agreement, which, besides providing certain development parameters, restricts the site to the submitted site plans, and limits the subject property to a maximum density of 138 single-family detached residential dwelling units. Furthermore, the zoning PAD agreement also provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20250003, being processed concurrently with this zoning hearing application.

| **NEIGHBORHOOD CHARACTERISTICS** | | |
|---|---|---|
| | **Zoning and Existing Use** | **Land Use Designation** |
| **Subject Property** | AU and EU-M; single-family residences, agricultural groves, vacant land | Low Density Residential w/ One Density Increase (DI-1) (**Subject to approval of the concurrent CDMP amendment)** |
| **North** | AU, EU-1; single-family residences | Estate Density Residential (1 to 2.5 dua) |
| **South** | EU-M; single-family residences | Estate Density Residential (1 to 2.5 dua) |
| **East** | EU-1, AU and EU-M; single-family residences. | Estate Density Residential (1 to 2.5 dua) |
| **West** | AU; agricultural groves and FPL land. | Estate Density Residential (1 to 2.5 dua) |

**NEIGHBORHOOD COMPATIBILITY:**

The subject site is a ±20.91-gross (±20.15 net) acres irregularly shaped area comprised of six parcels which include single-family residences, agricultural groves and vacant land. It is generally bounded by SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court. The properties to the north of the subject site are single-family residences, including some large

lot residences and the zoning district is EU-1. To the west there are active agricultural properties that also have FPL power lines zoned AU. To the east of the site there are more single-family residences zoned AU and EU-1, and to the south there are more single-family residences zoned EU-M. Additionally, the subject property is inside and approximately 0.13 miles (700 feet) east of the Urban Development Boundary (UDB).

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to rezone the subject property in order to provide additional residential uses in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 135 PM daily peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

As previously mentioned, the subject property is the subject of a small-scale CDMP amendment application (CDMP20250003) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±20.91-gross (±20.15 net) acres subject parcel from "Estate Density Residential" (1 to 2.5 Dwelling units per gross acre), to "Low Density Residential w/ One Density Increase (DI-1)" (6 to 13 Dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development). *The residential densities allowed in* the **Low Density Residential** *use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre*. Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density, and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±20.91-gross acre subject site with a maximum total of 271 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) threshold on the LUP map. Notwithstanding, staff notes that as part of the hearing for this application, the applicant has submitted a planned area development agreement for approval and acceptance, which, besides providing certain development parameters and that the subject parcel shall be developed in substantial compliance with the submitted site plans, also restricts the site to a maximum density of 138 single-family detached residential dwelling units. Furthermore, the PAD agreement provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20250003, that is being processed concurrently with this zoning hearing application. Based on the foregoing, staff opines that the proposed density under this application would be **consistent** and, as demonstrated, within the maximum numerical residential density threshold that would be permitted by the Land Use Plan map, as well within the maximum unit count that may be approved under the concurrent CDMP application.

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are *noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable*. Staff opines that the proposed rezoning for the PAD development of 138 detached single-family residential units, at a density of ±6.59 dwelling units per gross acre, would be **compatible** with the development trend within the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB, and the rezoned property will act as a reasonable transition between the large lot residences to the north, east and south. Furthermore, submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the property lines for the subject parcel, with street trees provided along the four abutting public roadways. Based on the foregoing, staff opines that the proposed development will be adequately buffered and will not have a significant visual impact on the surrounding properties and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**.

Therefore, subject to the Board's approval of the CDMP small-scale amendment to allow the redesignation of the subject parcel to Low Density Residential w/ One Density Increase (DI-1) on the CDMP LUP map, and subject to the acceptance of the proffered planned area development agreement, staff opines that the proposed district boundary change to PAD on the subject property would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low Density Residential** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

## ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District and EU-M (minimum 15,000 sq. ft. lots), to PAD, Planned Area Development, on the subject property (request #1). For the reasons stated above and below, staff opines that when the request to rezone the ±20.91-gross (±20.15 net) acre parcel to PAD in order to develop the parcel with 138 single-family detached residential units, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Low Density Residential w/ One Density Increase (DI-1) requiring that certain urban design principles be incorporated into the design of the development on the subject property, as well as subject to the acceptance of the proffered zoning PAD agreement, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to PAD would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the trend of development in the surrounding area. Staff opines that the proposed 2-story high, 138-unit detached single-family residential development will create a harmonious transition between the single-family residential lots located to the north, east and south.

Staff notes that the proposed development complies with all the zoning regulations regarding building setbacks, heights of buildings, lot area, lot coverage and landscaping. As designed, the proposed PAD development, with the pedestrian and auto connectivity, proposed residential structures with massing and intensity similar in scale to the surrounding uses, as well as the proposed landscaping, will produce a development that will be compatible with the neighborhood. Additionally, staff opines that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the proposed development on the neighboring properties. Staff further opines that the proposed development depicts the applicant's intent to utilize development parameters in a manner that maintains the development trend in the area, comply with the conditions proffered within the CDMP Declaration of Restrictions by incorporating design principles to obtain a CDMP density increase (DI-1); providing connection to water and sewer service. Staff notes that under the requested redesignation on the Land Use Plan (LUP) map to "Low Density Residential w/ One Density Increase (DI-1)" (up to a maximum of 13 Dwelling units per gross acre), the ±20.91-gross (±20.15 net) acre subject site could be developed with a maximum total of 271 dwelling units. However, staff notes that the applicant intends to develop the parcel with 138 single-family detached residential units which is an approximate density of ±6.84 dwelling units to the net acre (±6.59 dwelling units per gross acre), and has also proffered a zoning PAD agreement that requires that the subject parcel shall be developed in substantial compliance with the submitted site plans, as well as restricts the property to a maximum density of 138 dwelling units.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the request will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated July 1, 2024, states that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 135 PM daily peak hour vehicle trips. The Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) has no objection to the application, subject to conditions set forth in their memorandum. Further, the Department of Regulatory and Economic Resources (RER) Code Coordination and Public Hearings Section's Environmental Review indicates that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Police Department (MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to PAD, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1 for a district boundary change to PAD, Planned Area Development, under Section 33-311, District Boundary Change**. **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)**

In order to implement the proposed residential development, the applicant is requesting ancillary non-use variances to permit the proposed detached single-family residential lots to have 0' of

frontage on public rights-of-ways, and to permit such lots to have access to public streets by means of private driveways (request #2), to permit these residences to have 38% private open space, where a minimum of 125% of private open space is required (request #3), to allow 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted) (request #4), and to allow a minimum of 23.18% of common open space where 30% is required (request #5). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff notes that, because of the site plan tied to the PAD re-zoning, these requests are intrinsically intertwined with the request for a zone change to PAD which staff supports, and opines that the approval of these requests with conditions would be **compatible** with the area concerned, when considering the necessity and reasonableness of the deletion in relation to the present and future development of the area concerned.

Staff notes that the private drives will be internal to a subject property which is generally bound by the following public rights-of-ways; SW 133 Court to the west, SW 220 Street on the north, SW 133 Avenue on the east, and SW 226 Street on the south. Staff opines that due to the characteristics of the irregularly shaped subject site, the use of private drives are necessary and should be approved based on the special circumstances affecting the subject property. Staff further opines that the frontage of the proposed single-family residential detached lots along private drives would be internal to the subject site, would not be visible in the area, and would not create a significant visual impact in the area. Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to the request. When analyzing request #3, staff opines that the private open spaces that are less than required will be internal to the said lots, would only impact the interior areas within the subject parcel, and would not create a significant visual impact on the surrounding properties. Staff opines that the private open space variance is mitigated for the residents by providing convenient access to passive and active recreational amenities within the common areas, which are an integral part of the planned area development. Furthermore, any impact generated by the sub-standard private open spaces will be adequately mitigated by landscaping in the form of trees and shrubs provided along the perimeter of the blocks and around the proposed structures, creating a visual perception of greenery around the proposed units, enhancing the views of passersby along the abutting roadways and from the neighboring residential properties. Similarly, when request #4, to permit 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards, staff opines that approval with conditions would be compatible with the surrounding area. Staff notes that zoning regulations do not allow the use of these spaces in calculating the total available parking spaces for the proposed units, resulting in the variance for providing 0 parking spaces for these 30 units that is the subject of request #4. Staff supports the request and opines that the likelihood of the spillage of parking onto the abutting roadways is very minimal, and notes that the proposed PAD development provides for a total of 425 parking spaces where a total of 276 parking spaces are required by code. Staff further notes that the Model “E” (30 units) section of the PAD Agreement contains a condition that reads, “Model Unit E Parking: The garage shall not be enclosed in any manner for habitable space and remain for parking of vehicles and storage of items only.” Additionally, when request #5 to allow a minimum of 23.18% of common open space where 30% is required. Staff opines that the requested reduction of the common open space, will be internal to the said development and the residential lots, would only impact the interior areas of the subject property, and would not create a significant visual impact on the surrounding properties.

Staff, therefore, opines that approval with conditions of the requests #2, through #5 would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations,

which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variances will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. **Therefore, staff recommends approval with conditions of request #2 through #5 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations**. **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)**

**ACCESS, CIRCULATION AND PARKING:** The submitted site plan depicts twenty-one (21) ingress/egress points of direct vehicular and pedestrian access to help facilitate the flow of traffic for the proposed residential development. There are seven such access points from proposed SW 133 Court, and eleven provided along SW 133 Avenue, whereas three such access points have been provided along both SW 132 Court. Additionally, the submitted plans indicate that the proposed PAD residential development is designed along a network of private drives to allow seamless connectivity to the various individual tracts within the proposed development for pedestrians and autos alike. The proposed PAD development provides for a total of 425 parking spaces, out of which 172 parking spaces are provided within garages attached with the units, and 253 parking spaces are provided in driveways and on-street. The proposed development complies with the code minimums that require a total of 276 parking spaces.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**RECOMMENDATION:**

**Approval of request #1, subject to the Board's acceptance of the proffered PAD agreement, and approval with conditions of requests #2 through #5. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)**

**CONDITIONS FOR APPROVAL:** For requests #2, through #5 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rodan Estates," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September 30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material

prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Regulatory and Economic Resources (RER) Code Coordination and Public Hearings Section's Environmental Review as contained in their memorandum.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in their memorandum.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in their memorandum.

9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Solid Waste Management department as indicated in their memorandum.

ES: JB: SS:PM

Eric Silva
_____
Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

Citinet Aventura LLC and Redland Grove LLC
*PH: Z25-020*

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|---|---|
| Division of Environmental Resources Management (RER) | *No objection** |
| Platting and Traffic Review Section (RER) | *No objection* needs update* |
| Department of Transportation and Public Works (DTPW) | *No objection** |
| Parks, Recreation and Open Spaces Department (PROS) | *No objection* |
| Miami-Dade Fire Rescue Department (MDFR) | *No objection* |
| Water and Sewer Department (WASD) | *No objection ** |
| Miami-Dade County Public Schools | *No objection* |
| Miami-Dade Sheriff's Office | *No objection* |
| Building and Neighborhood Compliance (BNC) | *No objection* |
| **Subject to conditions in their memorandum.* | |

## COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

| | |
|---|---|
| ***Low Density Residential (Pg. I-31)***<br><br>***With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)*** | *The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*<br><br>***Density Increase with Urban Design.** Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as **DI-1 (Density Increase 1)** denotes that the parcel is eligible for approval of **one density category higher** than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes **sound urban design principles** adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.*<br><br>***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20230024)*** |
| ***Objective LU-4 (Pg. I-11)*** | *Miami-Dade County shall, by the year 2020, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* |
| ***Policy LU-4A (Page I-9)*** | *When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* |

## PERTINENT ZONING REQUIREMENTS/STANDARDS

# ZONING RECOMMENDATION ADDENDUM

Citinet Aventura LLC and Redland Grove LLC
*PH: Z25-020*

| | |
|---|---|
| ***Section 33-311 District Boundary Change*** | (A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.*<br><br>*(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:*<br><br>*(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*<br><br>*(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;*<br><br>*(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;*<br><br>*(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*<br><br>*(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.* |
| ***Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations*** | *Upon appeal or direct application in specific cases, the Board shall hear and grant applications for* ***non-use variances*** *from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.* |

***Building and Neighborhood Compliance***

***ENFORCEMENT HISTORY***

| | |
|---|---|
| CITINET AVENTURA, LLC AND REDLAND GROVE, LLC. | 13250/13330 SW 224 ST<br>MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |
| Pending | Z2025000020 |
| **DATE** | **HEARING NUMBER** |

**FOLIO: 30-6914-000-0228/30-6914-000-0260/30-6914-000-0284/30-6914-000-0271/30-6914-000-0283/30-6914-000-0270**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**
October 28, 2025

**NEIGHBORHOOD REGULATIONS:**
**Folio No.: 30-6914-000-0228**
**Case No. 202502001494** was opened on 03/11/2025. Warning Notice **W462276** was issued on 03/17/2025 for "*FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVER GROWTH GRASS THROUGH OUT THE VACANT LOT EXCEEDLYING MORE THAN 12 INCHES*." Since compliance was not met, Civil Violation Notice **T128544** was issued on 03/31/2025 for "*FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH GRASS AND WEEDS THROUGHOUT THE VACANT LOT*." Citation was paid on 04/22/2025 and compliance met on 05/06/2025. **Case is closed.**

**Folio No.: 30-6914-000-0260**
**Case No. 202402003056** was opened on 05/16/2024. Warning Notice **W429212** was issued on 05/20/2024 for "*STORING OR MAINTAINING SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-14(A)(2), TO WIT: FAILURE TO MAINTAIN JUNK/TRASH/DEBRIS (TRASH BAGS, BLUE/WHITE TARP, CARDBOARD, CLOTHES, PLASTICS, AND OTHER MISC. ITEMS) ON A PRIVATE PROPERTY. REMOVE JUNK/TRASH/DEBRIS ON THE PROPERTY*." Since compliance was not met, Civil Violation Notice **T121234** was issued on 06/17/2024 for "*FAILURE TO REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19- 14(A)(2), TO WIT: FAILURE*

*TO MAINTAIN JUNK/TRASH/DEBRIS (TARP, TRASH BAGS, WOOD PANELS, BUCKETS, AND OTHER MISC. ITEMS) ON THE PROPERTY*." Compliance was met on 08/13/2024 and citation paid on 11/20/2024. **Case is closed.**

**Folio No.s: 30-6914-000-0284**

**Case No. 202502005001** was opened on 08/28/2025. Warning Notice **W475516** was issued on 09/04/2025 for "*FAILURE TO MAINTAIN RIGHT-OF-WAY SWALE AREA ABUTTING PRIVATE PROPERTY IN A NON-RESIDENTIAL DISTRICT, TO WIT: OVERGROWTH ON RIGHT OF WAY SWALE ABUTTING (NORTH) SW 224 STREET AND (SOUTH) SW 226 STREET*." Since compliance was not met, Civil Violation Notice **T132768** was issued on 09/22/2025 for "*FAILURE TO MAINTAIN RIGHT-OF-WAY SWALE AREA ABUTTING PRIVATE PROPERTY IN A NON-RESIDENTIAL DISTRICT OVERGROWTH ON RIGHT OF WAY SWALE ABUTTING (NORTH) SW 224 STREET AND (SOUTH) SW 226 STREET TO INCLUDE PROPERTY TO THE WEST 13330 SW 224 ST (FOLIO: 30-6914-000-0283)."* Citation was paid on 10/06/2025. **There are no outstanding fees.**

**Folio No.: 30-6914-000-0271**

**Case No. 202502005112** was opened on 09/04/2025. Warning Notice **W475531** was issued on 09/04/2025 for "*FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH ON VACANT LOT (INCLUDING LOTS TO THE NORTH WITH FOLIO: 30-6914-000-0270 AND 30-6914-000-0260) TO INCLUDE RIGHT OF WAY SWALE ABUTTING SW 224 ST."* **This case is pending a compliance inspection**.

**Folio No.: 30-6914-000-0283**

**Case No. 202402005282** was opened on 08/27/2024. Warning Notice **W443332** was issued on 08/27/2024 for "*FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH OF GRASS AND WEEDS ON THE SOUTH SIDE OF THE PROPERTY ADJACENT SW 226 ST*." Since compliance was not met, Civil Violation Notice **T123838** was issued on 09/10/2024 for "*FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH OF GRASS AND WEEDS THROUGHOUT THE PROPERTY TO INCLUDE SOUTH SIDE ADJACENT SW 226 ST AND NORTH SIDE SW 224 ST.*" Citation was paid on 10/16/2024. Compliance was confirmed on 01/24/2025. A settlement payment was made on 02/28/2025.**Case is closed.**

**Case No. 202502005197** was opened on 09/08/2025. Citation **T132483** was issued on 09/12/2025 for "*FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH GRASS AND ABUTTING THE SWALE*." Citation was paid on 10/06/2025. **There are no outstanding fees.**

**Case No. 202502005327** was opened on 09/12/2025. Warning Notice **W476532** was issued on 09/12/2025 for "*FAILURE TO PROVIDE ANY OR PROPER STREET ADDRESS NUMBER, TO WIT: NO ADDRESS DISPLAY ON BUILDING STRUCTURE*." Since compliance was not met, Civil Violation Notice **T133233** was issued on 10/07/2025 for "*FAILURE TO DISPLAY ANY OR PROPER STREET ADDRESS NUMBER, TO WIT: NO ADDRESS DISPLAY ON THE BUILDING STRUCTURE*." Citation was paid on 10/15/2025. **There are no outstanding fees.**

**Folio No.: 30-6914-000-0270**

**Case No. 202302001147** was opened on 03/08/2023. Warning Notice **W400661** was issued on 03/10/2023 for *"FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH OF GRASS, CANE GRASS, AND/OR WEEDS OBSERVED ON AN AGRICULTURE ZONE PROPERTY. CONTIGUOUS FOLIOS: 30-6914-000-0270 AND 30-6914-000-0271."* Since compliance was not met, Civil Violation Notice **T111858** was issued on 03/21/2023 for "*FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH OF GRASS, CANE GRASS, AND/OR WEEDS OBSERVED ON AN AGRICULTURE ZONE PROPERTY. CONTIGUOUS FOLIOS: 30-6914-000-0270 AND 30-6914-000-0271*." Citation was paid on 05/19/2023. Settlement payment was made on 06/17/2025 and compliance met on 05/30/2025. **Case is closed.**

**BUILDING SUPPORT REGULATIONS:**

**Folio No.s: 30-6914-000-0228/30-6914-000-0260/30-6914-000-0284/30-6914-000-0271/30-6914-000-0283/30-6914-000-0270**

There are no open/closed cases in BSS.

**VIOLATOR:**

CITINET AVENTURA, LLC AND REDLAND GROVE, LLC.

**OUTSTANDING LIENS AND FINES**:

There are no outstanding liens or fines.

# Memorandum

**Date:** November 5, 2025

**To:** Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources (RER)

**From:** Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

**Subject:** Z2025000020-5th Review
Citinet Aventura LLC and Redland Grove LLC
SW 133rd Court and SW 222nd Street
DBC from AU/EU-M to PAD and several non-use variances for a residential development.
(AU and EU-M) (20.9 acres)
14-56-39

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The applicant is requesting a district boundary change from AU/EU-M to UDBPAD for a single-family residential development on approximately 20.9 acres.

RER has reviewed concurrent application No. CDMP20250003 for compliance with Chapter 24 of the Code and the CDMP. The review conducted by RER on this concurrent zoning application must assume that the CDMP application is approved; if the CDMP application is denied, then RER recommends that this concurrent zoning applications be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations. This analysis does not revisit the merits of the aforementioned CDMP application.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

Miami Dade County has performed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal contingent upon the CDMP application CDMP250003 being approved and remaining in effect.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change and non-use variances, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum

shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Please contact Glennys.Fernandez-Martinez@miamidade.gov or Faith.Kenyon@miamidade.gov for information regarding this covenant.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by the County for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

*Please be advised, RER-Environmental Plan Review, review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

**Conditions of Approval: That the owner submits a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.**

Water Control Review

A RER Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention.

Site grading and development shall provide for the full retention and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties. Any proposed development shall comply with county and federal flood criteria requirements.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The applicant is advised that a proposed surface water management system for this project may require approval from DERM Pollution Remediation Section (PRS). It is the applicant's responsibility to contact the PRS at (305)372-6700 for additional information.

Depending on PRS results, the applicant is advised that a RER Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The applicant is advised to contact the RER Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

**Conditions of Approval: None**

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater), and a Natural Forest Community (NFC) on the property identified by folio no. 30-6914-000-0260. Information regarding the on-site NFC is described separately. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

A landscape plan entitled “Rodan Estates” prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30, 2025, shows the proposed removal of non-specimen and specimen tree resources. However, RER Staff has reviewed the Tree removal permit application Tree Permit #2500037 associated with the subject application area and has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. RER has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

**Conditions of Approval: Issuance and compliance with the requirements of Miami-Dade County Tree Permit #2500037.**

Endangered Species Review

Objective 9 of the Conservation Element CDMP states, *"Freshwater fish, wildlife and plants shall be conserved and used in an environmentally sound manner and undeveloped habitat critical to federal, state or County designated endangered, threatened, or rare species or species of special concern shall be preserved.*" RER notes that the proposed development must be consistent with Policy CON-9B of the CDMP which states *"All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized. In addition, Policy CON-9C of the CDMP states "Rookeries and nesting sites used by federal, or state designated endangered or threatened species shall not be moved or destroyed."*

RER has reviewed the wildlife report titled "Endangered Species Review Rodan Estates" prepared by Smart-Sciences and submitted to Miami Dade County on August 15, 2025. RER acknowledges the information provided on the threatened and endangered species that may or may not utilize the subject application area. The report provided information on the Florida bonneted bat (FBB) and determined the site offers potential foraging and/or roosting habitat for the FBB. RER concurs with the proposed Best Management Practices (BMPs) listed in the report to improve conditions for use by FBBs and to help conserve FBBs that may be foraging or roosting in the area. The proposed BMPs are:

- Include a combination of native and FBB-friendly plants in the landscape plantings.
- Retain potential roost trees within the 2.24 acres of NFC pine rockland.
- Maintain natural light conditions; design artificial lighting to meet minimum life safety
- requirements according to Service recommendations. This includes restricting upward-directed light, using the lowest lumens possible, implementing motion-sensor lighting, and preventing indoor lighting from reaching the outdoor environment.
- Avoid engineering designs that encourage bats to use roofs, buildings, or structures.
- Refrain from the widespread application of insecticides.
- Remove potential roost trees and structures outside the breeding season when possible (January 1 through April 15).
- Conduct a visual survey of all potential roost trees and structures within 30 days prior to removal.
- Use a "treetop" camera to inspect any cavities and ensure that any cavities unreachable or not fully visible by camera are surveyed during emergence.
- Suspend tree removal if evidence of use by Florida bonneted bats is discovered.
- Enter roost and emergence survey data into the NABat Partner Portal.

A review of the landscape plans entitled "Rodan Estates" prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30, 2025, revealed the BMPs are included in

said plans. **Therefore, RER recommends approval of this application. In addition, RER will require a roost survey to be conducted 30 days prior to tree permit issuance.**

Prior to development at the subject properties, it is recommended that the applicant contact the USFWS Vero Beach office at (352) 448-9151 and the Natural Resources Division of RER at Jackelyn.Alberdi@miamidade.gov or 305-372-6694 with any questions regarding threatened and endangered species.

**Conditions of Approval: None**

Natural Forest Communities Review
This application must comply with Miami-Dade County's CDMP and the Code.

The property identified by folio no. 30-6914-000-0260 contains approximately 2.80 acres of county-designated Natural Forest Community (NFC) pine rockland. The development and use of the subject property must avoid adverse environmental impacts to the NFC including the storage of construction materials adjacent to the NFC, drainage onto the NFC, and erosion affecting the NFC. Section 24-49.2 of the Code requires that an NFC permit be obtained prior to the removal of NFC and that the remaining portions of the NFC be preserved with an NFC restrictive covenant running with the land in favor of Miami-Dade County. The covenant shall require the preservation and management of the remaining NFC in a natural state so that the existing NFC canopy and understory vegetation are not disturbed or removed and remain free of exotic herbaceous and exotic woody vegetation.

RER recommends that a Special Taxing District, or similar mechanism, be created to fund the future maintenance of the NFC Preservation Area. NFC and Tree Removal Permit application TREE-2500037 was submitted on January 16, 2025. RER notes the proposed NFC impacts have been increased, and the proposed 2.24-acre NFC preservation area has been reduced to 1.99 acres due to the Department of Transportation and Public Works (DTPW) required improvement of SW 133rd Avenue. It has been determined that the 1.99-acre NFC Preservation Area shown on sheets L-2 and L-3 of the landscape plan entitled “Rodan Estates”, prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30 2025, is equivalent in size to the minimum preservation area required for the site under section 24-49.2(I) of the Code. **RER has no objection to this application provided that the applicant executes the tree permit and NFC Covenant prior to any additional development approvals for the property and provided that all conditions of tree permit TREE-2500037 are adhered to.**

RER notes cross section I on civil plan sheet XS-1 shows a 2-foot area of harmonization of the proposed SW 133rd Avenue improvements with the NFC Preservation Area. **Please be advised the harmonization of the SW 133rd Avenue improvements must remain outside of the NFC Preservation Area. RER’s no objection to approval of the application precludes cross section I.**

Management of the NFC pine rockland may include the use of prescribed burns to assist in controlling exotic and invasive species. Firebreaks are necessary to protect the proposed development during planned prescribed burns and potential wildfires within the NFC pine rockland preserve. Required firebreaks shall be located outside of the NFC preservation area. The applicant can contact Tim Joyner of the Tree and Forest Resources Section at (305) 372-6574 or John.Joyner@miamidade.gov for any

questions regarding NFC permitting and preservation requirements. The applicant is advised that per section 24-49.9 of the Code of Miami-Dade County, prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community.

**Condition of Approval: issuance of tree permit TREE-2500037 and NFC Covenant prior to approval of any future development orders and compliance with all the conditions of the tree permit.**

Pollution Remediation Review

DERM has records of current environmental investigation issues on the subject site tracked under Rodan Estates (DERM file no. HWR-1535). All construction plans (inclusive of drainage) and dewatering plans shall require DERM review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

**Conditions of Approval: None**

DERM Enforcement History Review

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 21, 2025

**To:** Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

**From:** Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department

**Subject:** Zoning Application Comments - Rodan Estates
Application No. Z2025000020 - Revision No. 3 - (Pre-App. Z24P-281)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or Verification form will be required.

Application Name: Rodan Estates

Location: The proposed project is located between SW 220th Street and SW 226th Street, at SW 133rd Avenue, in approximately 20 acres, with Folio Nos. 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284, within the Urban Development Boundary, in unincorporated Miami-Dade County.

In addition, due to the project's proximity to the UDB, the proposed development is subject to review and approval by a WASD proximity to UDB project review team, as required by Policy WS-2E in the County's CDMP.

Proposed Development: The applicant is requesting a district boundary change from AU (Agricultural Zoning District) and EU-M (Estates modified, single-family, minimum lot area 15,000 ft2 net) to PAD, (Planned Area Development) and Non-Use Variance to permit lots to front on private drives and to permit access to public streets by means of private drives in order to develop 138 Single Family Residences under 3, 001 Square foot under A/C, as per Floor plan submitted.

The estimated total water/sewer flows for the proposed 138 single-family homes will be 28,980 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

A WASD Agreement No. 33426 is pending to be finalized for the subject project, with approved points of connection (P.O.C.) dated October 6, 2025. Per said points of connection, this property is connecting to

WASD's water system for the first time. Therefore, the developer is required to install a water main along one entire boundary of the property, as per WASD Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

The developer shall connect to an existing 12-inch water main (E22649D02A-5) at SW 224th Street (half section line) and west SW 132nd Court and extend the same 12-inch water line westerly along SW 224th Street to the southwestern corner of the development. No more than one fire service shall be connected to any dead-end water main.

The developer shall also extend, if required, an 8-inch water main AT FULL DEPTH within the property in dedicated public right of way (R/W) and/or in WASD easements to a point as required to provide service to all the lots within the proposed development.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement No. 32426 is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to:
http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to:
http://www.miamidade.gov/conservation/home.asp

For information concerning the Water-Use Efficiency Standards Manual please go to:
http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per approved P.O.C. dated October 6, 2025, since this property is connecting to WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD Rules & Regulations, Section 3.02(6) and 3.04(2)(d).

Therefore, the developer shall connect to an existing 8-inch gravity sewer main (ES22649D02A-4) in SW 224th Street east of SW 132nd Court and extend the same 8-inch gravity sewer main westerly **at full depth** in SW 224th Street to the most western corner of the development.

The developer shall also extend, if required, an 8-inch gravity sewer main **at full depth** within the property in dedicated public right of way and/or in WASD easements to a point as required to provide service to all the lots within the proposed development.

If unity of title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1146, and PS 522. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. 1146
Existing NAPOT: 3.11 hrs.
Proposed Development: 28,980 gpd
Proposed Projected NAPOT: 4.07 hrs.

P.S. 522
Existing NAPOT: 4.74 hrs.
Proposed Development: 28,980 gpd
Proposed Projected NAPOT: 4.77 hrs.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 24, 2025

**To:** Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department

**From:** FOR Raul A. Pino, PLS, Division Chief
Regulatory and Economic Resource Department

**Subject:** DIC 25-020
Name: Citinet Aventura, LLC and Redland Grove, LLC
Section 14 Township 56 South Range 39 East

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I. PROJECT LOCATION:

The property is located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court.

II. APPLICATION REQUEST:

This application is to request the approval of a district boundary change to rezone the property from AU and EU-M to PAD.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the east and west is provided by SW 224 Street and from the north and south by SW 133 Court and SW 133 Avenue.

IV. RECOMMENDATION:

**The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.**

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

**135 PM** Peak Hour trips are generated by the proposed 138 single-family residences. Notes:

PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

A. Cardinal Distribution

| | | | |
|---|---|---|---|
| North | 63 % | East | 18 % |
| South | 16 % | West | 3 % |

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

**Station 9900** located on SW 216 Street west of SW 134 Avenue, has a maximum LOS **"C"** of **1,359** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **777** vehicles and **145** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9900** with its PHP and assigned vehicles is at LOS **"C"**. The **17** vehicle trips generated by this development when combined with the **777** and those previously approved through Development Orders, **145**, equal **939** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

**Station 9898** located on SW 216 Street west of US 1/SR 5, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **761** vehicles and **489** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9898** with its PHP and assigned vehicles is at LOS **"C"**. The **78** vehicle trips generated by this development when combined with the **761** and those previously approved through Development Orders, **489**, equal **1,328** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

**Station 9908** located on SW 232 Street west of US 1/SR 5, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **832** vehicles and **488** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5003** with its PHP and assigned vehicles is at LOS **"C"**. The **16** vehicle trips generated by this development when combined with the **832** and those previously approved through Development Orders, **488**, equal **1,336** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

**Station 9910** located on SW 232 Street west of SW 137 Avenue, has a maximum LOS **"C"** of **1,359** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **621** vehicles and **155** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9910** with its PHP and assigned vehicles is at LOS **"C"**. The **12** vehicle trips generated by this development when combined with the **621** and those previously approved through Development Orders, **155**, equal **788** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

**Station F-0008** located on US 1/SR 5 south of SW 232 Street, has a maximum LOS **"E+20%"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,593** vehicles and **807** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0008** with its PHP and assigned vehicles is at LOS **"C"**. The **12** vehicle trips generated by this development when combined with the **2,593** and those previously approved through Development Orders, **807**, equal **3,412** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. PLATTING REQUIREMENT:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 17, 2025

**To:** Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

**From:** Alejandro Zizold, PROS Chief of Planning, Research, and Grants *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

**Subject:** Z2025000020– Rodan Estates (Pre-app: Z2024P00281)- V2

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**Applicant Name:** Amanda Naldjieff, Esq. on behalf of Citinet Aventurea LLC and Redlands Grove LLC

**Project Location:** The applicant site is located on ± 20.915 acres located between SW 226th Street and SW 220 Street, and between SW 132 Court and SW 133 Court, in unincorporated Miami-Dade County (Folios: 30-6914-000-0228; - 0260; - 0270; -0271; - 0283; and -0284). The subject property is designated "Estate Density Residential" and is zoned AU, Agricultural District, and EU-M, Estate Use Modified.

**Proposed Development:** The applicant seeks a district boundary change from AU and EU-1 to PAD, Planned Area Development, which would permit up to 13 dwelling units per gross acre. In addition, the applicant will seek a concurrent CDMP Amendment Application to amend the County's Land Use Plan Map by redesignating the property from "Estate Density" Residential to "Low-Medium" Density Residential or Land Use Change from Estate Density Residential to Low Medium or Low Density with a DI-1 Increase. The applicant intends to develop the subject property with a proposed residential community of 138 detached single-family homes.

To achieve the proposed development program the applicant additionally requests a non-use variance to (1) permit lots to front on private drives and to permit access to public streets by means of public drives, (2) to permit detached single-family residences to have a minimum of 38% private open space; and to (3) permit Unit 'E" with 0 parking spaces (2 spaces required).

**Current Park Benefit District Area Conditions:** County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 (PBD 3) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

**Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.**

| NAME | ADDRESS | CLASSIFICATION | ACRES | TYPE |
|---|---|---|---|---|
| CARIBBEAN PARK | 11900 SW 200 ST | NEIGHBORHOOD PARK | 5.23 | LOCAL |
| CHARLES BURR PARK | 20200 SW 127 AVE | NEIGHBORHOOD PARK | 4 | LOCAL |
| DEBBIE CURTIN PARK | 22820 SW 112 AVE | NEIGHBORHOOD PARK | 9.78 | LOCAL |
| GOULDS WAYSIDE PARK | SW 227 ST AND US 1 | NEIGHBORHOOD PARK | 2.9 | LOCAL |
| JL (JOE) & ENID W. DEMPS PARK | 11350 SW 216 ST | COMMUNITY PARK | 30 | LOCAL |
| JOE AND COLLEEN GRIFFIN PARK | 12821 SW 232 ST | NEIGHBORHOOD PARK | 5 | LOCAL |
| KEVIN BROILS PARK | 26150 SW 125 AVE | NEIGHBORHOOD PARK | 5.24 | LOCAL |
| LINCOLN ESTATES PARK | 22210 SW 108 AVE | MINI-PARK | 0.8 | LOCAL |
| LOSNER PARK | 11851 SW 188 ST | MINI-PARK | 0.57 | LOCAL |

| | | | | |
|---|---|---|---|---|
| NARANJA PARK | 14150 SW 264 ST | COMMUNITY PARK | 10 | LOCAL |
| PINE FOREST PARK | 20751 SW 129 AVE | NEIGHBORHOOD PARK | 6.63 | LOCAL |
| PINE ISLAND LAKE PARK | 12970 SW 268 ST | NEIGHBORHOOD PARK | 17.98 | LOCAL |
| PRINCETONIAN PARK | 12755 SW 252 TERR | NEIGHBORHOOD PARK | 6.5 | LOCAL |
| ROBERTA HUNTER PARK | SW 117 AVE AND 200 ST | NEIGHBORHOOD PARK | 15 | LOCAL |
| SHARMAN PARK | 12370 SW 218 ST | COMMUNITY PARK | 2.06 | LOCAL |
| SILVER PALMS PARK 1 | 11344 SW 234 LN | NEIGHBORHOOD PARK | 1.05 | LOCAL |
| SILVER PALMS PARK 2 | 11300 SW 240 LN | NEIGHBORHOOD PARK | 1.3 | LOCAL |
| SILVER PALMS PARK 3 | 11306 SW 242 ST | NEIGHBORHOOD PARK | 0.81 | LOCAL |
| SILVER PALMS PARK 4 | 24150 SW 114 CT | NEIGHBORHOOD PARK | 1.09 | LOCAL |
| SILVER PALMS PARK 5 | 11741 SW 233 LN | NEIGHBORHOOD PARK | 0.83 | LOCAL |
| SILVER PALMS PARK 6 | 23380 SW 118 AVE | NEIGHBORHOOD PARK | 1.93 | LOCAL |
| SILVER PALMS PARK 7 | 23800 SW 118 PL | NEIGHBORHOOD PARK | 6.2 | LOCAL |
| SOUTH MIAMI HEIGHTS PARK | 20800 SW 117 AVE | NEIGHBORHOOD PARK | 5.67 | LOCAL |
| TAMARIND PARK | 23437 SW 107 AVE | NEIGHBORHOOD PARK | 1.56 | LOCAL |
| WILLIAM RANDOLPH COMMUNITY PARK | 11950 SW 228 ST | NEIGHBORHOOD PARK | 10 | LOCAL |

The subject site is located within a three-mile radius of the existing South Dade Trail and Black Creek Trail. South Dade Trail is a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County. Black Creek Trail is an approximately 8.5- mile trail that runs from Krome Avenue to the Biscayne Bay as part of the envisioned Miami LOOP.

**Impact and Demand:** The proposed 138 dwelling units would generate a population of 436 and an impact of 1.20 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The applicant site is in PBD 3, which currently meets park concurrency requirements. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area.

**Recommendation:** PROS offers the following recommendations:

- **Given the parkland impact of 1.20 acres, PROS recommends that the applicant provide a full or partial public parkland conveyance, in-lieu of park impact fee payment.** PROS recommends that the applicant provide recreational open space within the proposed development to meet the anticipated level of service needs.
- Amenities may include but are not limited to any passive/active recreation opportunities including pools, indoor recreation rooms, fitness centers, outdoor seating, walking amenities, pet relief stations, picnic tables, and grills.
- PROS recommends that the applicant implement basic urban design principles and orient units along SW 222th Street and SW 224th Street, facing the street, to promote natural surveillance and generate a greater sense of community and placemaking, as suggested in the Miami- Dade County Urban Design Manual- Volume I.
- PROS recommends a continuous sidewalk throughout the subject property to promote pedestrian connectivity. The Miami-Dade County Urban Design Manual states that, "Anomalous block shapes disorient pedestrians and decrease opportunities for creating neighborhood sociability

and focal points", and that "pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions, through connectivity of section, half-section and local ways constructed with sidewalks and supplemented by pedestrian paths."

- At typical corner lots, please consider including placemaking elements to punctuate the subdivision's layout, as suggested in the Miami-Dade County. Elements that may enhance intersections would be public art, or entrance-like planting features.
- PROS recommends that the applicant provide for a varied tree canopy along each street, by interspersing a mix of tree species not a homogenous variety.
- Please provide details and specifications of the proposed "Dog Park" and "Tot Lot" on SP-1. PROS recommends that the applicant include shading over these proposed areas.

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

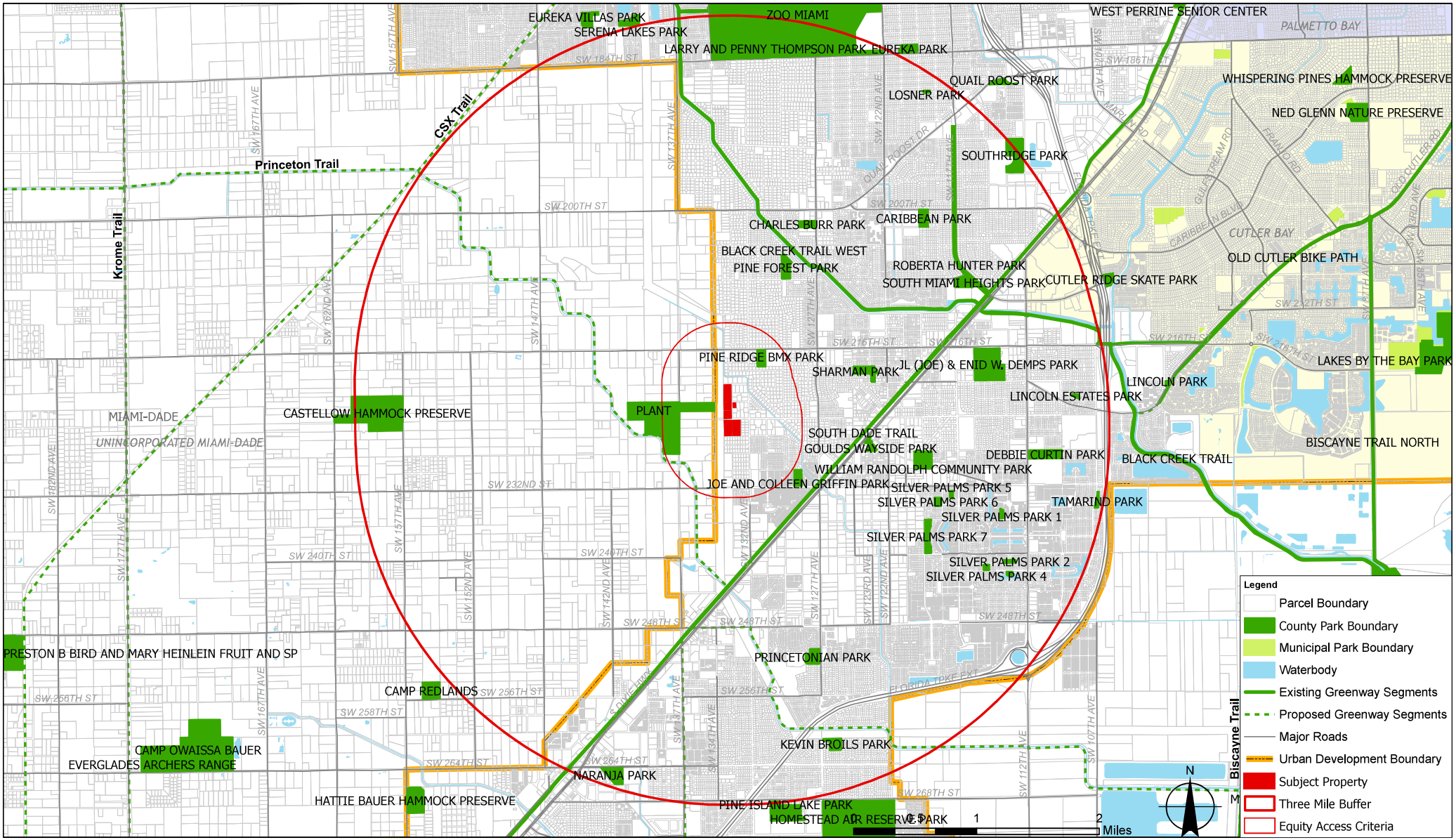
Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Policy ROS-8D Miami-Dade County shall update the Miami-Dade Urban Design Manual, the Standard Details of the Public Works Manual, and other relevant county plans and regulations to incorporate where appropriate, the "Great Streets Planning Principles" contained in the Miami-Dade Parks and Open Space System Master Plan and incorporation of "Complete Streets" components, where feasible. Changes to be incorporated include a hierarchy of street types and designs (gateway streets, civic streets, heritage streets, and neighborhood streets), and complete street measures such as provision of sidewalks and bicycle facilities, pedestrian friendly design, adequate landscaping and street furniture, on-street parking, bus lanes and transit facilities, and clearly defined crosswalks and signalization to provide safe routes to parks.

Based on our findings described herein, **PROS has no objection to this application**. Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, at alexandra.dreybus@miamidade.gov.

AZ: at ad
Attachment

# FIGURE 1: Z2025000020 RODAN ESTATES
# MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



# Memorandum

MIAMI-DADE COUNTY

**Date:** October 09, 2025

**To:** Eric Silva, Assistant Director
Regulatory and Economic Resources

**From:** Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

**Subject:** Z2025000020

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The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 09/30/2025.

MDFR's review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

# Memorandum

**Date:** October 22, 2025

**To:** Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

**From:** Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

**Subject:** Review of DIC Project No. Z2025000020
Citinet Aventura LLC and Redland Grove LLC
DTPW Project No. OSP 173

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**Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:**

**CONDITONS/RECOMMENDATIONS:**

**I. <u>Transportation Planning and Policy Division:</u>**

**A. Conditions**

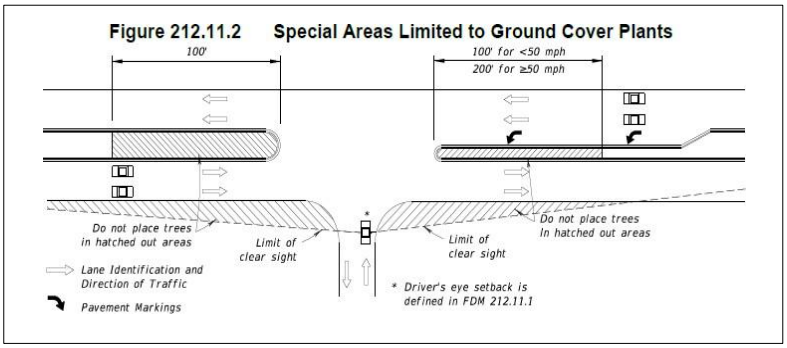
1. The Applicant shall ensure that all existing sidewalks remain maintained and in good, operable condition over the course of the construction project.
2. The Applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network and transit stops.
    a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided by the Applicant.
    b. The Applicant shall install a minimum 6ft unobstructed pedestrian path along SW 224th Street. All street furniture shall be clear of the pedestrian path.
3. The applicant shall consider providing enhanced crosswalks or additional pavement markings at the intersections of SW 134th Ave and SW 244th St. and SW 133rd Ave and SW 224th St., if approved by TED.
4. The Applicant shall coordinate with DTPW's Design and Engineering section to ensure wayfinding signage is provided to all available transit options.

**Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the conditions above**.

## II. Traffic Engineering Division:

### A. Conditions

1. This development is approved to rezone the subdivision which would permit the property to develop 138 detached single-family homes. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. According to the latest FDOT FDM manual Section 212.11.6, trees may not be




placed within the hatched-out areas of the sight triangles, as shown in the figure below

3. The developer will construct the south half of SW 220th Street to provide a tow-lane road along the site's frontage.
4. The developer will construct the north half of SW 226th Street to provide a two-lane road along the site's frontage.
5. The developer will construct the east half of theoretical SW 133rd Court to provide one-lane for northbound traffic along the site's frontage.
6. The developer will construct the west half of SW 132nd Court to provide a two-lane road along the site's frontage.
7. The developer will construct sections of SW 133rd Avenue along the site's frontage to either provide one lane of traffic or two lanes of traffic if the right-of-way for the other half exists.

**If you have any questions concerning the conditions, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov**

**If you have any questions concerning the overall review conditions, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.**

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, P.E., Chief, Infrastructure Planning, DTPW
Eric Zahn, Manager, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW

Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW

| | |
|---|---|
| **From:** | HERRERA, ANA I |
| **To:** | Amanda.Naldjieff@hklaw.com |
| **Cc:** | Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER) |
| **Subject:** | Preliminary School Concurrency Analysis for Z2025000020 (PH3025101700625) |
| **Date:** | Wednesday, October 22, 2025 11:51:00 AM |
| **Attachments:** | Z2025000020 (PH3025101700625).pdf |

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 138 units, which generate 43 students (20 at the elementary, 10 at the middle, and 13 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,

**Ana Herrera**
**District Coordinator**
**Growth Management**
Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603

**Concurrency Management System (CMS)**

**Miami-Dade County Public Schools**

# Miami-Dade County Public Schools

***Concurrency Management System***

**Preliminary Concurrency Analysis**

| | | | |
|---|---|---|---|
| MDCPS Application Number: | **PH3025101700625** | Local Government (LG): | **Miami-Dade** |
| Date Application Received: | **10/17/2025 1:16:18 PM** | LG Application Number: | **Z2025000020** |
| Type of Application: | **Public Hearing** | Sub Type: | **Land Use** |

| | |
|---|---|
| Applicant's Name: | **Z2025000020** |
| Address/Location: | **e of SW 133 Ct, N of SW 226 St** |
| Master Folio Number: | **3069140000228** |
| Additional Folio Number(s): | ***3069140000260, 3069140000270, 3069140000228, ,*** |

| | |
|---|---|
| PROPOSED # OF UNITS | **138** |
| SINGLE-FAMILY DETACHED UNITS: | **138** |
| SINGLE-FAMILY ATTACHED UNITS: | **0** |
| MULTIFAMILY UNITS: | **0** |

| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|---|---|---|---|---|---|---|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 661 | CARIBBEAN K-8 CENTER (ELEM COMP) | 87 | 20 | 20 | YES | Current CSA |
| 662 | CARIBBEAN K-8 CENTER (MID COMP) | 58 | 10 | 10 | YES | Current CSA |
| 7731 | MIAMI SOUTHRIDGE SENIOR | -105 | 13 | 0 | NO | Current CSA |
| 7731 | MIAMI SOUTHRIDGE SENIOR | 0 | 13 | 0 | NO | Current CSA Five Year Plan |
| **ADJACENT SERVICE AREA SCHOOLS** | | | | | | |
| 7531 | MIAMI SUNSET SENIOR | 721 | 13 | 13 | YES | Adjacent CSA |
| *An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice). | | | | | | |

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Miami-Dade Sheriff's Office

# Memorandum

**Date:** August 28, 2025

**To:** Eric Silva, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

**From:** Rosie Cordero-Stutz, Sheriff
Miami-Dade Sheriff's Office

**Subject:** Review – Zoning Application – Case: No. Z2025000020
Citinet Aventura, LLC. and Redland Grove, LLC.

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**APPLICATION:**

The applicant, Citinet Aventura, LLC. and Redland Grove, LLC., is requesting a district boundary change to rezone the Property from Agricultural District and Estate Use Modified, to Planned Area Development in order to develop a total of 138 dwelling units. The number of bedrooms shall not exceed 552. The 20.915-acre property is located at SW 132 Court and SW 220 Street, in unincorporated, Miami-Dade County, Florida.

**CURRENT POLICE SERVICES:**

The proposed development will be serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. At the time of this project request, the district has received 25 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

**APPLICATION REVIEW:**

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess the impact on MDSO resources in light of the proposed zoning modifications. This application is requesting a district boundary change to rezone the Property from Agricultural District and Estate Use Modified, to Planned Area Development in order to develop a total of 138 dwelling units. The number of bedrooms shall not exceed 552. Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of three additional sworn deputies is required, with an estimated cost of $370,005. This estimate may change pending further information from the developer regarding the number and type of dwelling units. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning & Special Projects Office, at 305-471-2167, or via e-mail at gbd@mdso.com.

RCS/jhb

# Memorandum

**Date:** 10/16/2025

**To:** Eric Silva, AICP, Assistant Director
Regulatory and Economic Resources Department

**From:** Achaya Kelapanda, Deputy Director of Operations of Solid Waste Management

**Subject:** Citinet Aventura LLC and Redlands Grove LLC (Z2025-000020)

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The Department of Solid Waste Management's (DSWM) review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

**Application:** The applicant, Citinet Aventura LLC and Redlands Grove LLC (Rodan Estates) is requesting a District Boundary Change from AU and EU-M to PAD, Planned Area Development, and three Non-Use Variances related to private drives, minimum private open space requirements, and parking in order to develop a community of 138 single-family homes.

**Size:** The subject property is approximately 20.9 gross acres in size.

**Location:** The property is located between SW 220th and 226th Street, between SW 132nd Court and SW 133rd Court in unincorporated Miami-Dade County.

**Analysis:**

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida), a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers, as well as anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 29, 2025, which is valid through September 30, 2026, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is no solid waste disposal facility within 2.5 miles, or transfer facility within 1.5 miles, or collection facility within ¼ mile of the subject property.

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would meet the definition of “residential unit” as described in Chapter 15 of the Code of Miami-Dade County. Per the code, the residential units planned for development on the property will receive DSWM waste collection services. Twice-weekly curbside waste collection, a twice-yearly scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to most residential units in the DSWM solid waste collection service area. Any attached residential units developed as a part of this project may require alternative collection service (such as deletion of the recycling service and provision of dumpster garbage service), depending on the final configuration and layout of the units.

3. Recycling

The DSWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County, municipalities incorporated after February 16, 1996, and municipalities serviced through interlocal agreements through private contractors. The single-stream recycling program currently includes the collection of glass, aluminum cans, steel cans, plastic bottles, yogurt cups, butter tubs, paper, and cardboard. Further information may be obtained on the Department's website at https://www.miamidade.gov/global/solidwaste/recycling.page.

4. Waste Storage/Setout Requirements

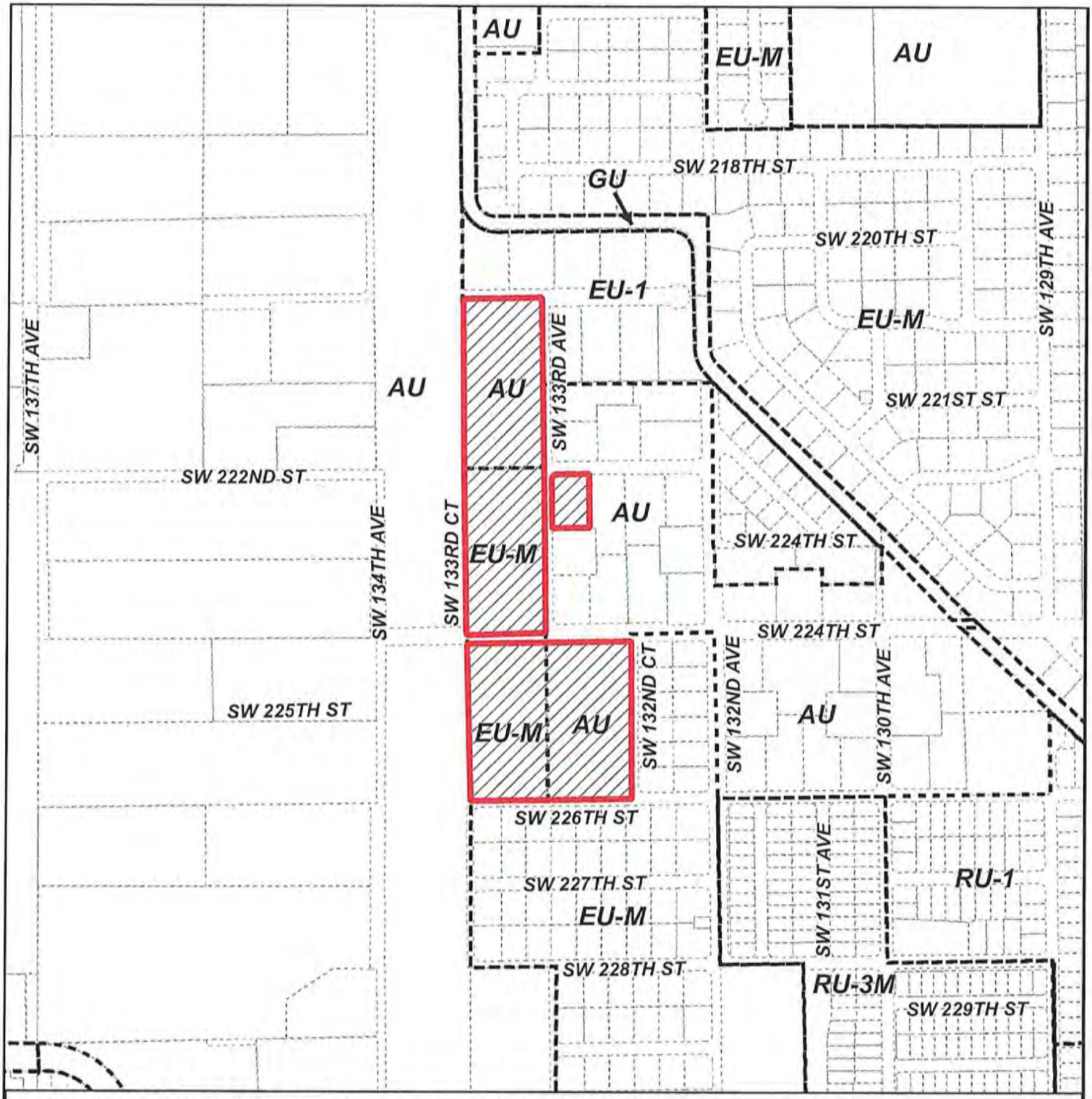
**Section 15-4** of the Code requires that plans for storage and collection of recycling and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number, and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Requirements

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and, hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49-foot turning radius (no "dead-ends”)
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property, should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no “dead-end” alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste and recyclables collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2025000020

**Section: 14 Township: 56 Range: 39**
**Applicant: Redlands Grove LLC**
**Zoning Board: BCC**
**Commission District: 8**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

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**Legend**

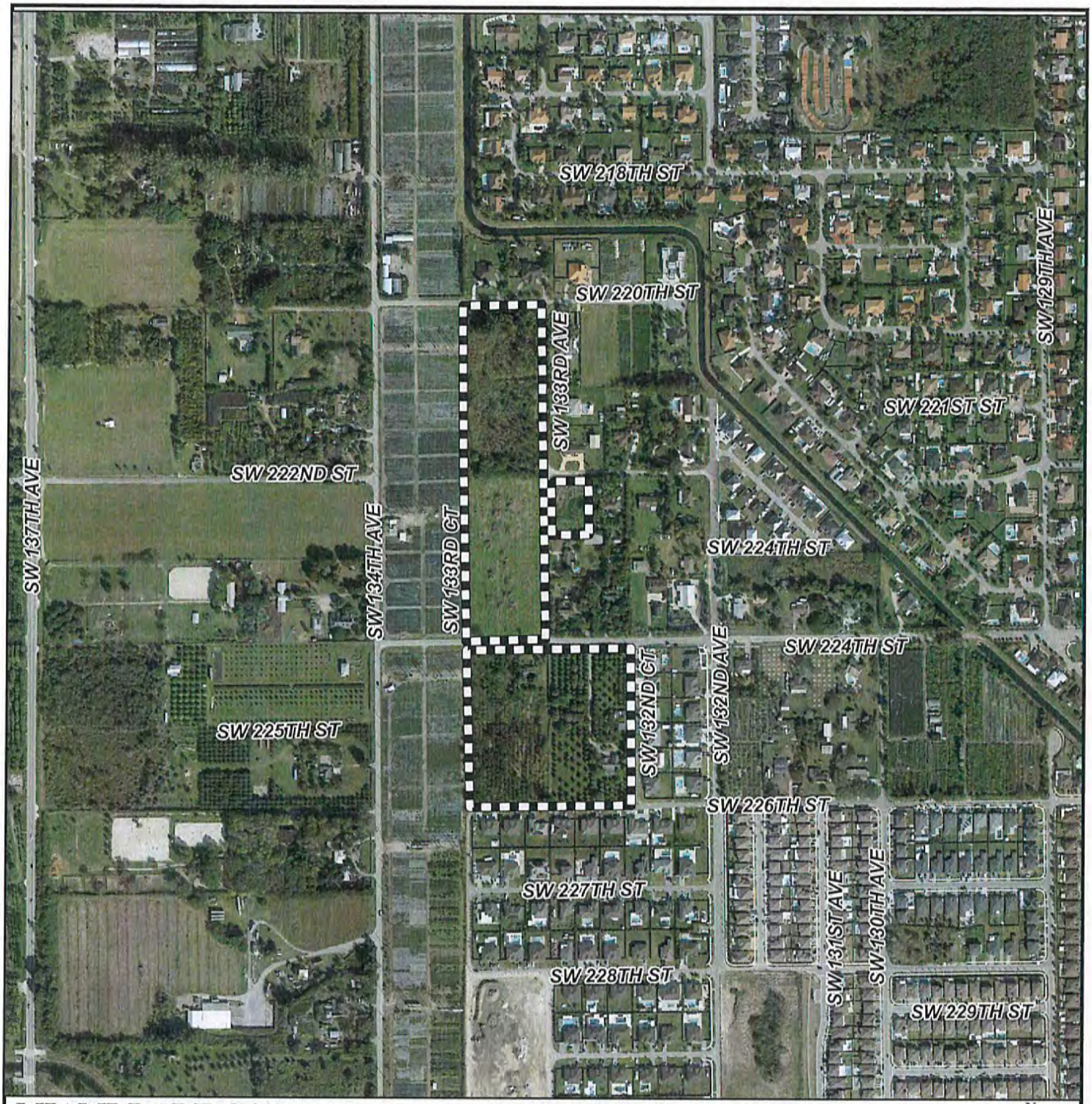
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 13, 2025

| REVISION | DATE | BY |
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# MIAMI-DADE COUNTY

**AERIAL YEAR 2024**

**Process Number**

**Z2025000020**

**Legend**

Subject Property

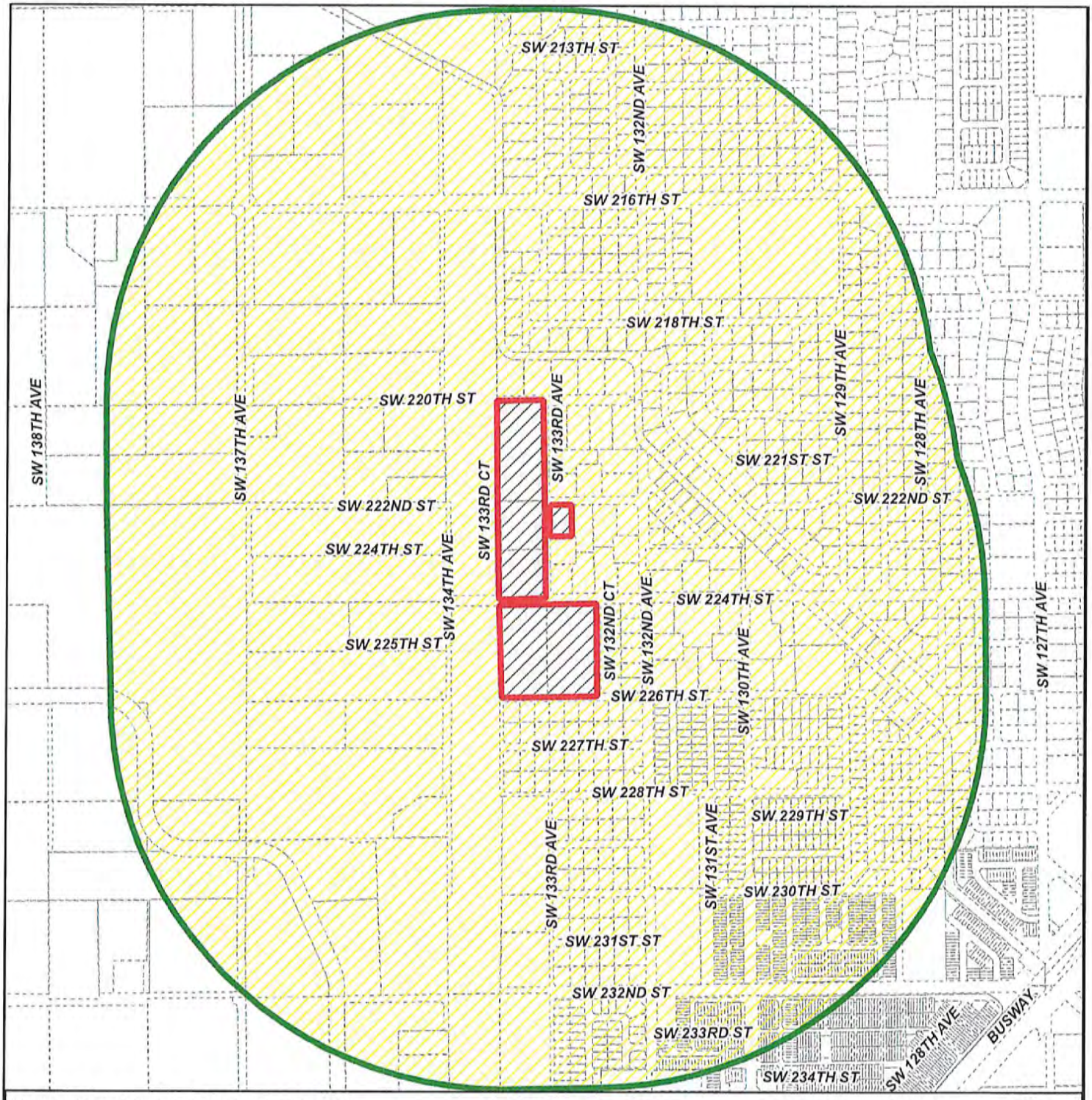
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**Section: 14 Township: 56 Range: 39**
**Applicant: Redlands Grove LLC**
**Zoning Board: BCC**
**Commission District: 8**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 13, 2025

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# MIAMI-DADE COUNTY

**RADIUS MAP**

**Section: 14 Township: 56 Range: 39**
**Applicant: Redlands Grove LLC**
**Zoning Board: BCC**
**Commission District: 8**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

**Process Number**

**Z2025000020**

**RADIUS: 2640**

**Legend**

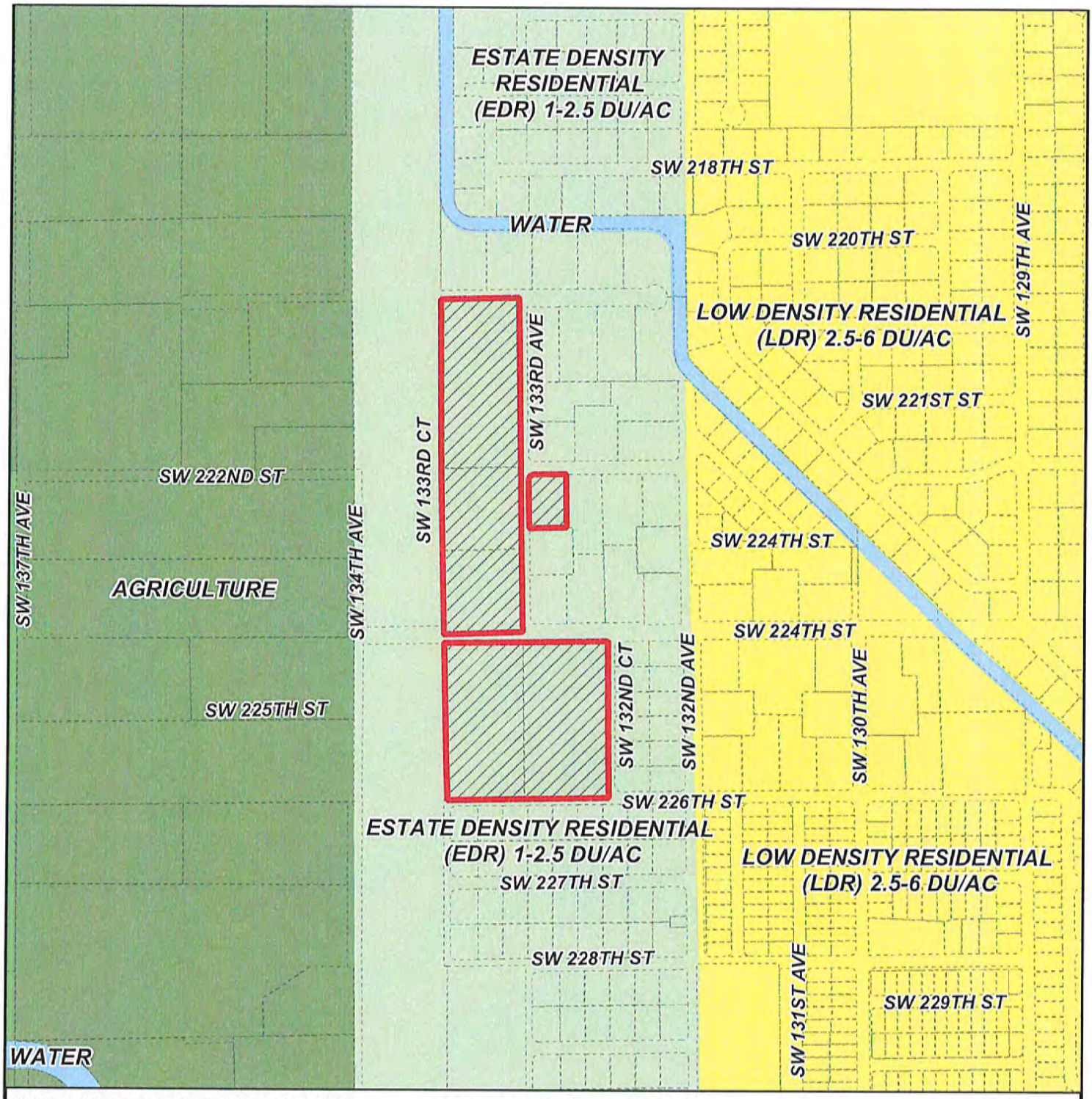
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 13, 2025

| REVISION | DATE | BY |
|---|---|---|
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# MIAMI-DADE COUNTY

**CDMP MAP**

**Process Number**

## Z2025000020

**Section: 14 Township: 56 Range: 39**
**Applicant: Redlands Grove LLC**
**Zoning Board: BCC**
**Commission District: 8**
**Drafter ID: EDUARDO CESPEDES**
**Scale: NTS**

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**Legend**

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, February 13, 2025

| REVISION | DATE | BY |
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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: SEP 30 2025 BY: ISA

# RODAN ESTATES

## SITE PLAN SUBMITTAL PROCESS

*SECTION 14, TOWNSHIP 56 SOUTH, RANGE 38 EAST*

### EARTHWORK/FILL NOTES:

IT IS ASSUMED THAT STRIPPING OF 6" OF MATERIAL, OR WHAT IS REQUIRED FROM THE WHOLE SITE WILL OCCUR PRIOR TO ANY FILLING OR EXCAVATION.

CONTRACTOR UNDERSTANDS THAT THE WORK TO BE PERFORMED IS ALL WORK AS NOTED ON THE DRAWINGS AND IS INCLUSIVE, WHETHER STATED IN THE PLANS OR NOT. THE WORK INCLUDES BUT IS NOT LIMITED TO: CLEARING AND GRUBBING, DEMUCKING, DEWATERING (INCLUDING DEWATERING PERMITS), TURBIDITY AND EROSION BARRIERS, ANY AND ALL DRAINAGE SWOW, FENCING OR OTHER APPROVED METHOD OF DELINEATING AS REQUIRED BY OWNER, ALL DRAINAGE PIPES, ALL ENDWALLS, FILLING SITE WITH STRUCTURAL FILL, EXCAVATING/GRADING LAKES, CONSTRUCTING BERMS, ALL LAKE SLOPING, FINISHED GRADING OF COMMON AREAS, BLANKET FILLING OF THE SITE, COORDINATING ALL REQUIRED DENSITY TESTING WITH SOILS ENGINEER/TESTING LAB, REMOVAL OF ANY AND ALL EXCESS, UNUSABLE, OR UNSUITABLE MATERIAL, INCLUDING TRASH, SEED AND MULCH ON ALL BERMS AND LAKE SLOPES, MAINTENANCE OF TRAFFIC, AND ANY AND ALL WORK DIRECTED BY THE OWNER OR ENGINEER IN ORDER TO COMPLETE THE WORK ON-SITE AND OFF-SITE.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND TURBIDITY BARRIERS PRIOR TO AND DURING CONSTRUCTION TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS FOR OFF-SITE DISCHARGES. (29 NTU ABOVE BACKGROUND FOR TURBIDITY). THESE BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED. REFERENCE FLORIDA DEPT. OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS INDEXES 102 AND 103 AND TYPICAL INSTALLATION DETAILS.

SITE-GRADING FILL SHALL CONSIST OF CLEAN, GRANULAR MATERIALS THAT ARE FREE OF DEBRIS, CINDERS, COMBUSTIBLES, ROOTS, SODS, WOOD, CELLULOSE, ORGANIC MATERIALS, AND MATERIALS SUBJECT TO TERMITE ATTACK. THE ORGANIC CONTENT OF THE FILL SHALL BE LESS THAN 2% (BY WEIGHT). FILL SHALL HAVE LESS THAN 10 PERCENT PASSING THE U.S. STANDARD No. 200 SIEVE (DRY WEIGHT BASIS) AND HAVE NO PARTICLE SIZE LARGER THAN 3 INCHES UNLESS IT CAN BE DEMONSTRATED THAT SUCH PARTICLES CAN BE BROKEN DOWN TO THE MAXIMUM SPECIFIED SIZE UNDER THE TRAFFIC OF THE EARTHWORK SPREADING AND COMPACTION EQUIPMENT.

ALL FILL FOR STRUCTURAL BUILDING PADS SHALL BE CLEAN SAND OR ROCK, FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS. THE MAXIMUM SIZE OF ROCK WITHIN TWELVE (12) INCHES BELOW THE FLOOR SLAB IN COMPACTED FILL SHALL BE THREE INCHES (3) DIAMETER. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95 % OF MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557, AND COMPACTED AND TESTED IN LIFTS NOT TO EXCEED 12 INCHES (350 mm).

FILL FOR LANDSCAPE BERMS, COMMON AREAS, OR OTHER AREAS THAT DO NOT REQUIRE STRUCTURAL FILL SHALL MEET THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 162.

CLEARING AND GRUBBING – WITHIN THE LIMITS OF CONSTRUCTION, ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.

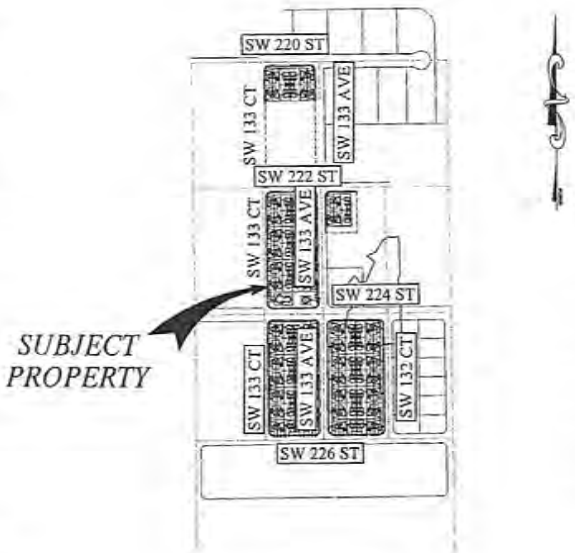
GUMBO – WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE CONSTRUCTION AREA ONE FOOT BELOW THE SUBGRADE EXTENSIONS HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.

MUCK AND PEAT – IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD RIGHTS OF WAY, THEY WILL BE REMOVED COMPLETELY FROM THE AREA OF CONSTRUCTION TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN ON NOT, PRIOR TO CONSTRUCTION. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.

SEQUENCE OF CONSTRUCTION – SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO ROADWAY CONSTRUCTION.

### TRAFFIC GENERAL NOTES & CONDITIONS:

1.– ENGINEER SHALL PREPARE SIGNING & PAVEMENT MARKINGS PLANS IN A SEPARATE SHEET (1"=50' SCALE MINIMUM).
2.– ENGINEER SHALL VISIT SITE & VERIFY FIELD CONDITIONS BEFORE PREPARING PROPOSED SIGNING & PAVEMENT MARKINGS PLANS.
3.– CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT MARKINGS AND SIGNS CONFLICTING WITH THE PROPOSED ROADWAY CONSTRUCTION.
4.– CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS AND APPLICABLE TRAFFIC DESIGN STANDARDS.
5.– CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING PAVEMENT MARKINGS AT THE BEGINNING AND AT THE END OF THE PROJECT, AND AT ALL INTERSECTING SIDE STREETS.
6.– CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF REFLECTIVE PAVEMENT MARKERS ALONG THE ENTIRE LENGTH OF THE PROJECT.
7.– ANY SIGNING MATERIAL, INCLUDING SUPPORTS TO BE REMOVED, SHALL BE DELIVERED BY THE CONTRACTOR TO DADE COUNTY'S TRAFFIC SIGNALS AND SIGNS MAINTENANCE FACILITY LOCATED AT 7900 NW 36 STREET, MIAMI, FLORIDA.
8.– SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER/INSPECTOR.
9.– CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PEDESTRIAN RAMPS AND CROSSWALKS WHERE SIDEWALK EXISTS &/OR PROPOSED (ADA) (TYP.–PRN)




*LOCATION MAP*
SCALE 1"=300'

### DRAWINGS INDEX

| SHEET No. | SHEET DESCRIPTION |
|---|---|
| PD-CS | COVER SHEET |
| ST-1 | STRIPING AND SIGNAGE |
| ST-2 | STRIPING AND SIGNAGE |
| ST-3 | STRIPING AND SIGNAGE |
| XS-1 | CROSS SECTION |
| TS-1 | GARBAGE TRUCK SIMULATION |
| TS-2 | FIRE TRUCK SIMULATION |

### GENERAL NOTES:

1.– ELEVATIONS SHOWN ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI DADE COUNTY, FLORIDA.
2.– THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FAMILIARIZING HIMSELF WITH THE EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3.– THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
4.– ALL ROAD MATERIALS AND RESTORATION SHALL CONFORM TO THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
5.– CONTRACTOR SHALL ADJUST ANY UTILITY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
6.– ANY APPARENT DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
7.– THE CONTRACTOR SHALL RESTORE ALL EXISTING PAVEMENT, UTILITIES, (ABOVE AND BELOW GROUND) AND SURFACE FEATURES DISTURBED DURING CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THE EXISTING IN ACCORDANCE WITH THE DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS.
8.– ALL ABOVE GRADE STRUCTURES, TREES, UTILITY POLES, ETC. SHALL HAVE A MINIMUM 6–FT CLEARANCE FROM BACK OF PROPOSED CURB OR VALLEY GUTTER.
9.– ANY PROPOSED DRAINAGE FACILITIES TO BE LOCATED WITHIN A PUBLIC RIGHT–OF–WAY, SHALL BE IN ACCORDANCE WITH THE APPLICABLE PUBLIC WORKS STANDARDS AND SPECIFICATION, UNLESS OTHERWISE NOTED ON THE PLANS.
10.– CONTRACTOR SHALL OBTAIN COPIES OF THE APPROVED LANDSCAPE, IRRIGATION AND SITE LIGHTING PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF THERE ARE ANY CONFLICTS BETWEEN THE AFOREMENTIONED PLANS AND THE APPROVED PAVING AND DRAINAGE PLANS.
11.– PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS RELATED TO THE STORMWATER DISCHARGE FROM A CONSTRUCTION SITE. THE PLAN SHALL BE SUBMITTED TO THE APPLICABLE STATE AND/OR LOCAL AGENCY FOR REVIEW AND APPROVAL.
12.– IT IS THE INTENT OF THESE PLANS TO COMPLY WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
13.– IT IS THE OWNER'S AND/OR CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CONSTRUCTION AND MAINTENANCE EASEMENTS THAT MAY BE REQUIRED FOR THIS PROJECT.
14.– DIMENSIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. FOR EXACT DIMENSIONS, SEE FINAL PLAT OR SITE PLAN AS PREPARED BY A REGISTERED LAND SURVEYOR. FIELD LAY–OUT OF THE WORK SHALL BE AS PER THE FINAL PLAT OR SITE PLAN AND SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
15.– FRENCH DRAIN TO BE CONSTRUCTED WITH HDPE 16–INCH DIA. PERFORATED PIPE UNLESS OTHERWISE NOTED.
16.– THE ENGINEER IS NOT RESPONSIBLE FOR COORDINATING THE WORK OF OTHER STRUCTS, SUB–CONSULTANTS OR TRADES. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE COORDINATION FOR, BUT NOT LIMITED TO, THE LOCATION OF WATER, SEWER, AND DRAINAGE UTILITIES, AS WELL AS THE SERVICES, WITH THE LOCATION OF DRIVEWAYS, RAMPS, LANDSCAPING, OTHER INFRASTRUCTURE IMPROVEMENTS AND OTHER SURFACE FEATURES.
17.– CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING STRUCTURES AND OTHER MATERIALS.
18.– DADE COUNTY FLOOD CRITERIA ELEVATION FROM +8.62 N.G.V.D. TO +13.52 (N.G.V.D.)
19.– OCCISER WATER LEVEL ELEVATION: +4.10' N.G.V.D.
20.– FEMA ELEVATION: ZONES "AH" & X N.G.V.D.
21.– MIN. F.F. ELEVATION: SEE PLANS
22.– CONTRACTOR TO BUILD–UP ASPHALT AROUND MANHOLES,VALVES, FIELDLAID ALL OTHER APPURTENANCES, AFTER FIRST LIFT PER FDOT STD INDEX 600

### UNDERGROUND CONTRACTORS:

A. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT, NO 2163, FLORIDA STATUTES, WHICH INCORPORATES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. OSHA STANDARD 29 C.F.R. PART 1926, SUBPART P, EXCAVATION AND TRENCHES.

2. CONTRACT BIDS FOR TRENCH EXCAVATIONS (IN EXCESS OF 5 FEET DEEP) SHALL INCLUDE REFERENCE TO THE SAFETY STANDARDS, WRITTEN ASSURANCE OF COMPLIANCE, AND A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE.

3. ADHERE TO ANY SPECIAL SHORING REQUIREMENTS OF THE STATE OR OTHER POLITICAL SUBDIVISION.

B. ENGINEER IS NOT RESPONSIBLE FOR THE SAFETY OF THE EXCAVATION OR DESIGN AND CONSTRUCTION OF ANY SHORING.

ENGINEER CERTIFICATION NOTE:

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE, AND BELIEF COMPLIES WITH THE INTENT OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72–328FS.

### LEGEND:

| | |
|---|---|
| EXIST. GRADE EL. | EXIST. ASPHALT PAVEMENT |
| PROP. GRADE EL. BY OTHERS | PROP. ASPHALT PAVEMENT |
| PROP. GRADE EL. | PROP. INLET W/ FRENCH DRAIN & STORM SEWER MH. |
| | MILL AND RESURFACING |
| PROP. TOP AND BOTTOM OF CURB GRADE EL. | PAVING BRICK FOR HEAVY VEHICULAR TRAFFIC |

*CONTACT PERSON INFORMATION*
NAME: MIGUEL HERNANDEZ P.E.
TELEPHONE NUMBER: 305.412.8412
FAX NUMBER: 305.412.7001
E-MAIL ADDRESS: MIGUEL@AVEPA.COM

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

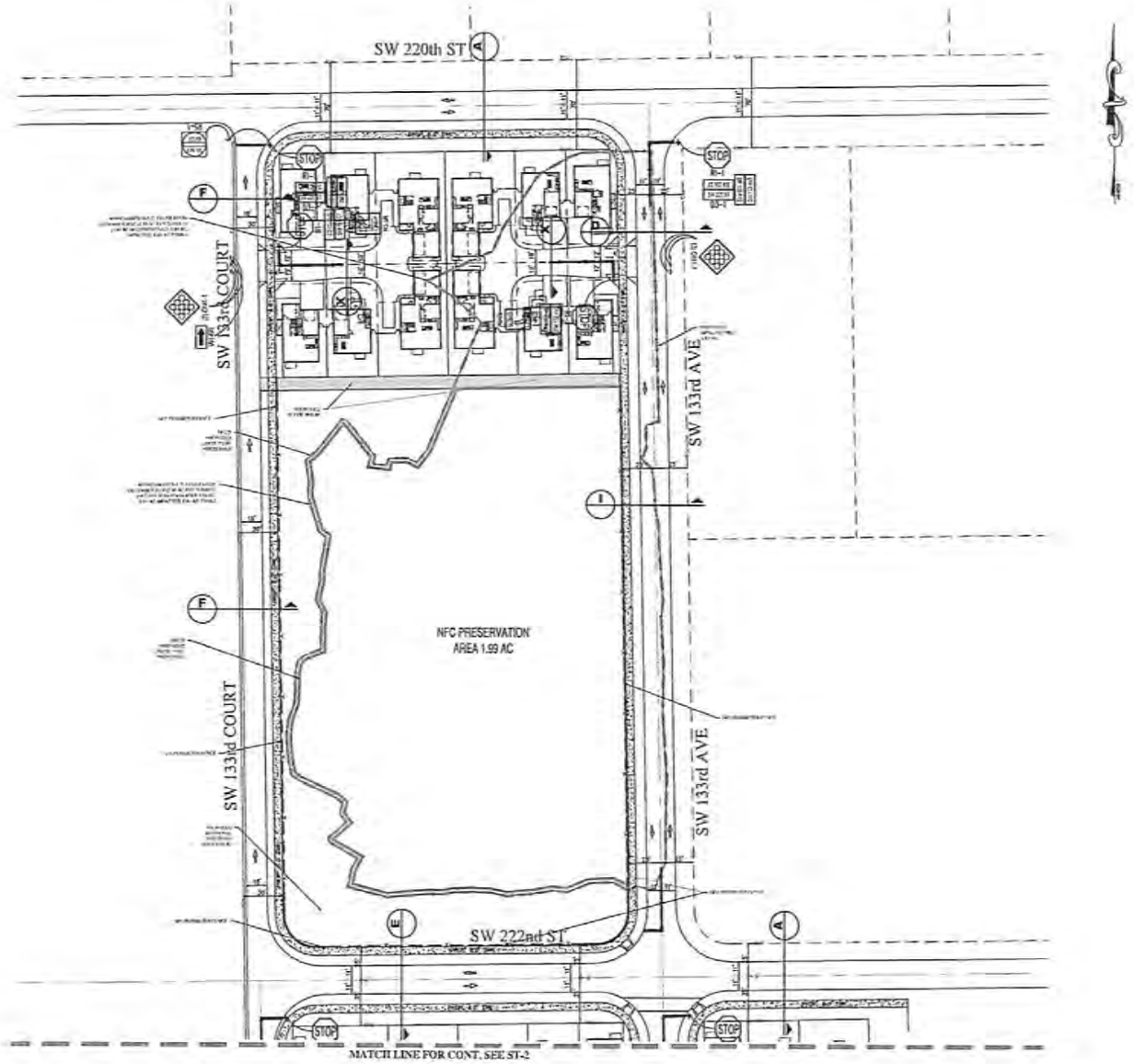
AVE
AVE ENGINEERS, INC.
1550 NW 84th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH: (305) 477-8412
FAX: (305) 477-8254

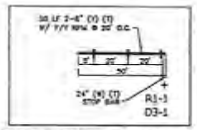
RECORD OF REVISION

| No. | DATE | DESCRIPTION | BY APP. |
|---|---|---|---|
| | | | |

RODAN ESTATES
KEY SHEET
LENNAR HOMES INC.
September 17, 2025
M. HERNANDEZ
LICENSED ... No. 65509 ... STATE OF FLORIDA ... PROFESSIONAL ENGINEER
AS SHOWN
J. CARMENATE
J. CARMENATE
M. HERNANDEZ
SEE LABELS
9/17/25
24-0031
PD-CS
1 of 7

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: SEP 30 2025 BY: ISA




TYPICAL STOP BAR AND SIGN

FCC ENGINEERING, INC.
9350 N.W. 54th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33147
PH. (305) 477-9472
FAX (305) 477-9054

RECORD OF REVISION

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|

RODAN ESTATES

TITLE OF PLANS: STRIPING & SIGNAGE PLAN

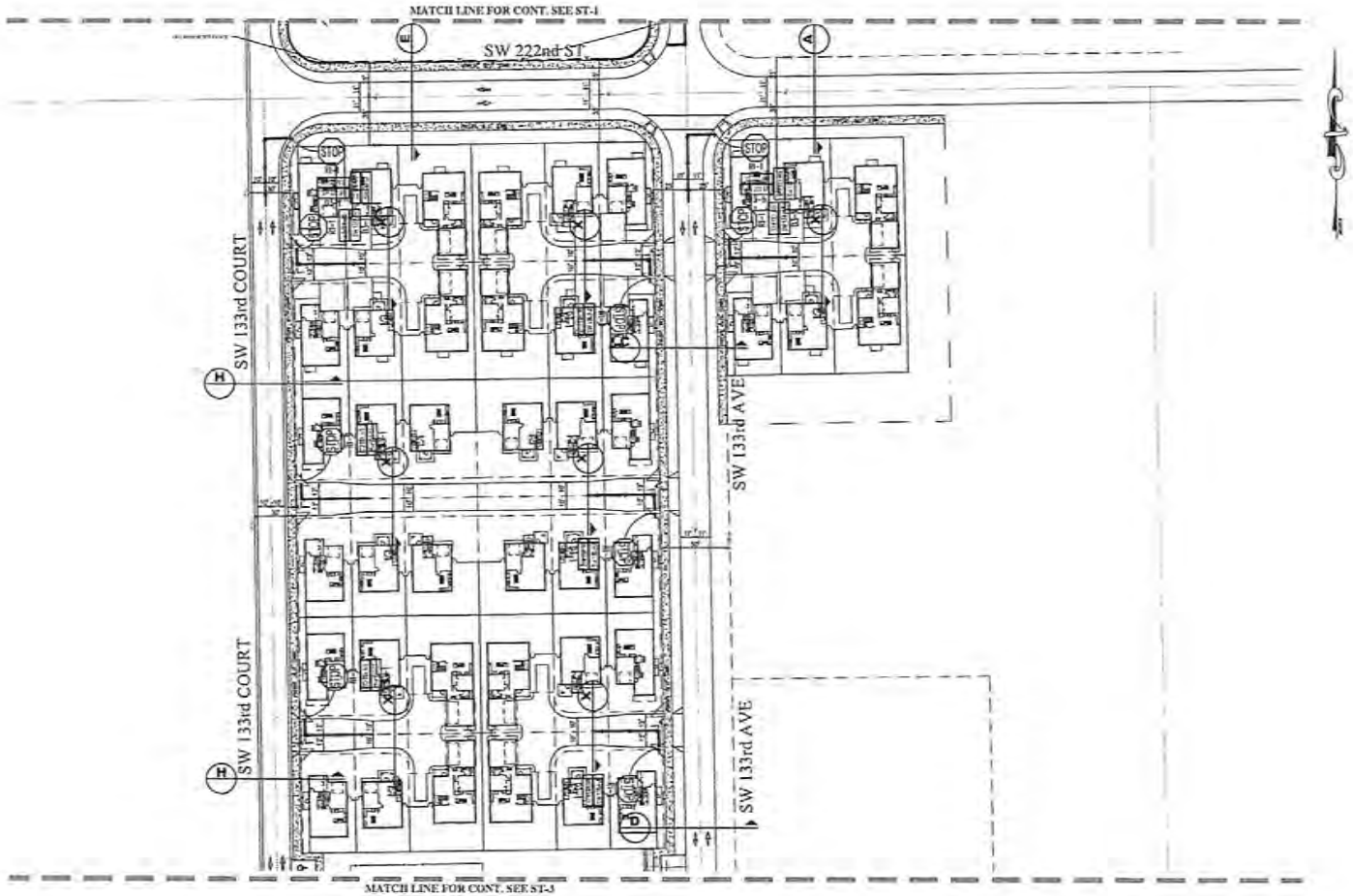
OWNER: LENNAR HOMES INC.

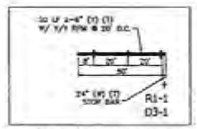
SEPTEMBER 17, 2025

LICENSE No. 66503 STATE OF FLORIDA PROFESSIONAL ENGINEER

| | |
|---|---|
| DATE: | 11-4-25 |
| DESIGNED BY: | J. CARMENATE |
| DRAWN BY: | J. CARMENATE |
| CHECKED BY: | M. HERNANDEZ |
| SCALE: | SEE LABELS |
| DATE: | 11/4/25 |
| PROJECT No. | 24-0031 |
| SHEET | ST-1 |
| | 2 of 7 |

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: SEP 30 2025 BY: ISA




TYPICAL STOP BAR AND SIGN

FORD ENGINEERS, INC.
1200 NW 78th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 477-6554

RECORD OF REVISION

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|

RODAN ESTATES

title of sheet STRIPING & SIGNAGE PLAN

date LENNAR HOMES INC.

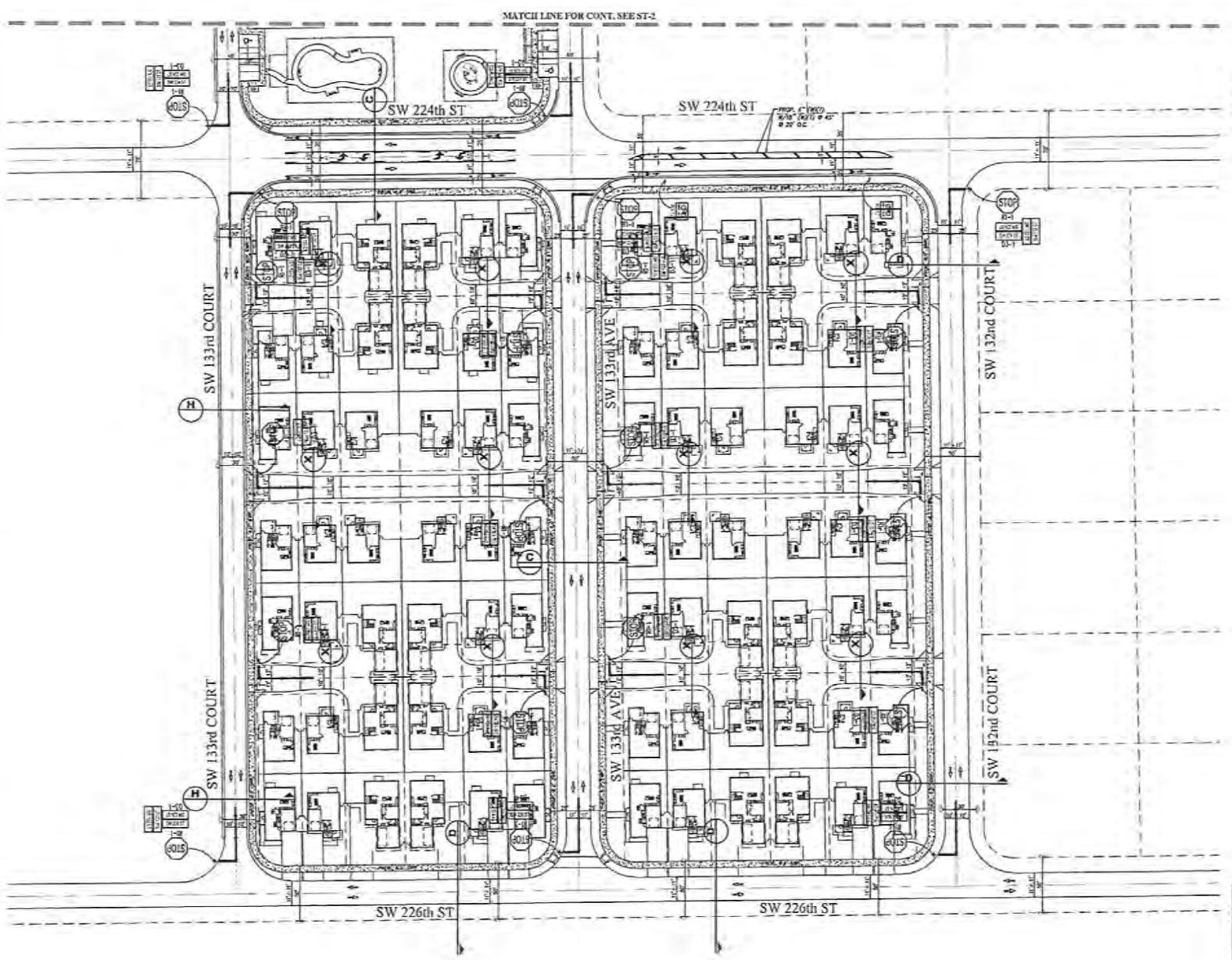
September 17, 2025

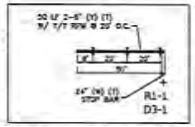
LICENSED No. 65503 STATE OF FLORIDA PROFESSIONAL ENGINEER

| | |
|---|---|
| SCALE | 1"=40' |
| DESIGNED BY | J. CARMENATE |
| DRAWN BY | J. CARMENATE |
| CHECKED BY | M. HERNANDEZ |
| JOB # | SEE LABELS |
| DATE | 08/2025 |
| PROJECT No. | 24-0031 |
| SHEET | ST-2 |

3 of 7

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: SEP 30 2025 BY: ISA




TYPICAL STOP BAR AND SIGN

RODI ENGINEERS, INC.
TRADEWIND AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33132
PH: (305) 471-8413
FAX: (305) 471-8254

RECORD OF REVISION

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|

RODAN ESTATES

FOR THE PROJECT: STRIPING & SIGNAGE PLAN

OWNER: LENNAR HOMES INC.

SITE ADDRESS: SW 133rd AVENUE & SW 224th STREET, MIAMI-DADE COUNTY, FLORIDA

PREPARED BY: RODI ENGINEERS, INC. 1200 BRICKELL AVENUE, SUITE 1950, MIAMI, FLORIDA 33131

September 17, 2025

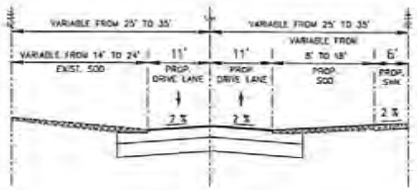
MIGUEL A. HERNANDEZ LICENSE No. 65503 STATE OF Florida PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Miguel A. Hernandez, PE on the date adjacent to the seal.

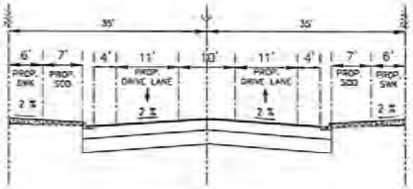
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

| | |
|---|---|
| ON BOARD | |
| SCALE: | 1"=40' |
| DESIGNED BY: | J. CARMENATE |
| DRAWN BY: | J. CARMENATE |
| CHECKED BY: | M. HERNANDEZ |
| JOB #: | SEE LABELS |
| DATE: | 9/17/25 |
| PROJECT No: | 24-0031 |
| SHEET: | ST-3 |
| | 4 of 7 |

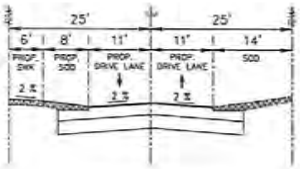
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: SEP 30 2025 BY: ISA



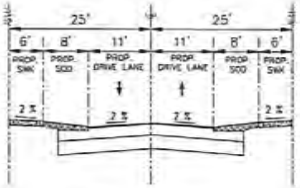

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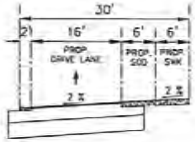

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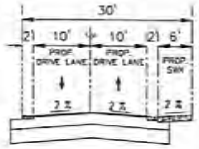

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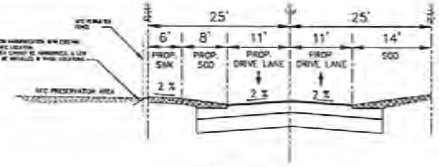

E SW 222th ST
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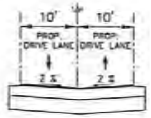

F SW 133th PI
PUBLIC ROAD N.T.S.




H SW 133th PI
PUBLIC ROAD N.T.S.




I SW 133rd AVE
PUBLIC ROAD N.T.S.



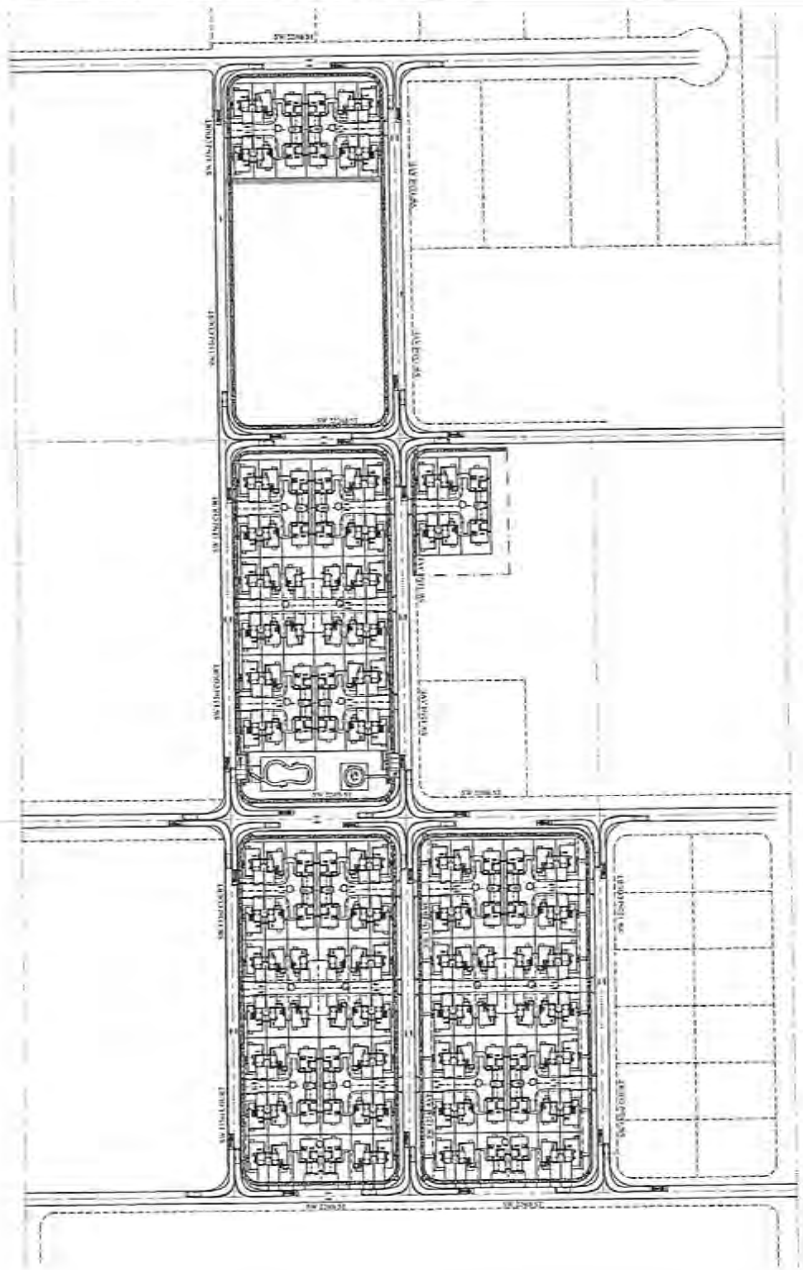

X
PRIVATE ROAD N.T.S.

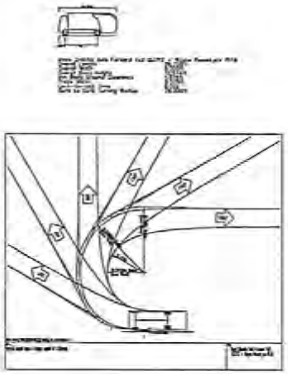
RODAN ESTATES
TITLE OF PROJECT: CROSS SECTIONS
CLIENT: LENNAR HOMES INC.
September 17, 2025
LICENSE No. 67001 STATE OF FLORIDA PROFESSIONAL ENGINEER
SCALE: NTS
DESIGNED BY: J. CARBONATE
DRAWN BY: J. CARBONATE
CHECKED BY: M. HERNANDEZ
SET #: SEE LABELS
DATE: 9/17/25
PROJECT No: 24-0031
SHEET: XS-1
5 of 7

RECORD OF REVISION
NO. | DATE | DESCRIPTION | BY

C:\Users\Vanessa\Desktop\AVE - Projects Files\Rodan Estates 24-0031\PLOT PLAN APPROVAL\RODAN ESTATES SP SUBMITTAL.dwg Plotted by: vanessa Sep 17, 2025 - 2:41pm

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: SEP 30 2025 BY: ISA





FORD ENGINEERING, INC.
1200 N.W. 78th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33126
TEL (305) 477-6472
FAX (305) 477-6524

RECORD OF REVISION

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

RODAN ESTATES

TYPE OF PLANS: GARBAGE TRUCK SIMULATION

CLIENT: LENNAR HOMES INC.

SURVEYOR: ESTABLISHED SURVEYING

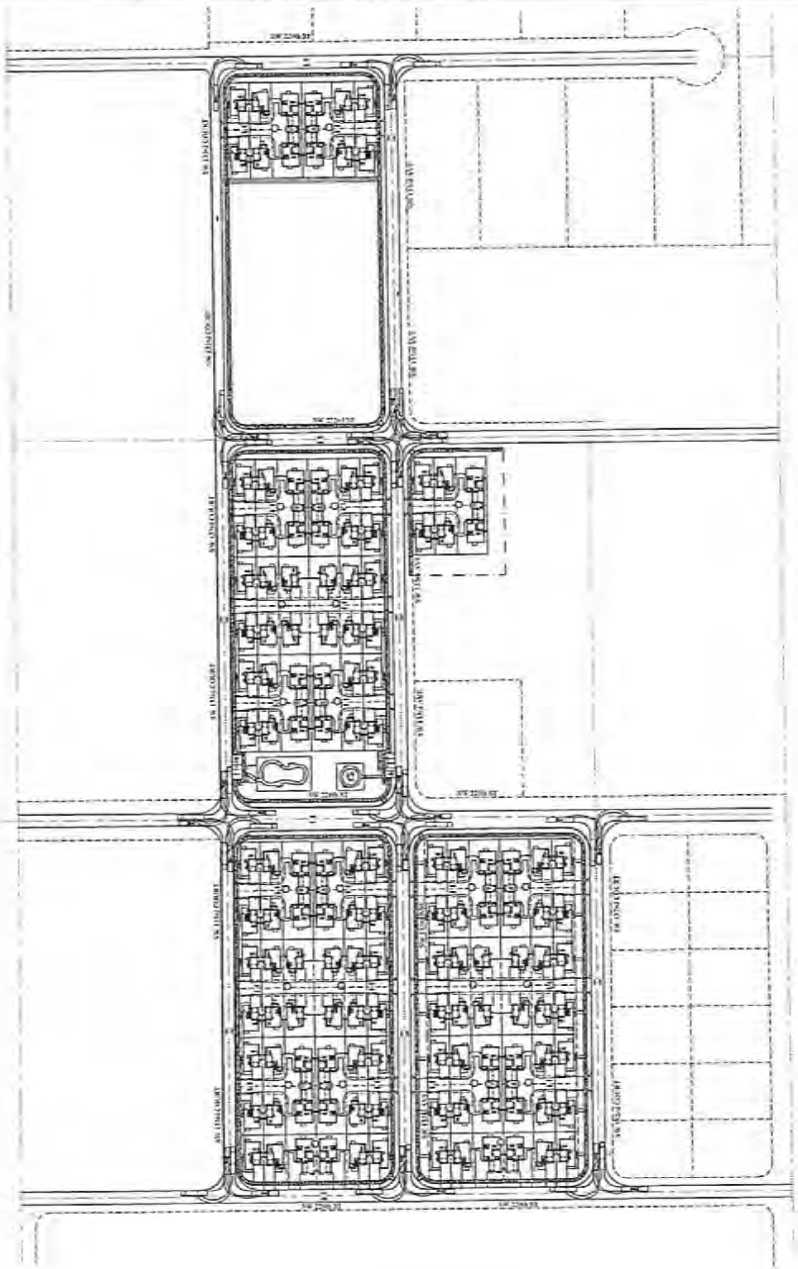
PROJECT: SECTION 31 TOWNSHIP 56 S RANGE 39 E MIAMI DADE COUNTY, FLORIDA

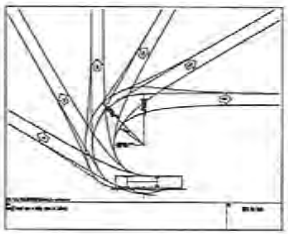
September 12, 2025

NICOLAS A. HERNANDEZ LICENSE No. 65503 STATE OF FLORIDA PROFESSIONAL ENGINEER

| | |
|---|---|
| SCALE: | 1"=100' |
| DESIGNED BY: | J. CARMENATE |
| DRAWN BY: | J. CARMENATE |
| CHECKED BY: | N. HERNANDEZ |
| SET #: | SEE LABELS |
| DATE: | 1/7/2025 |
| PROJECT No.: | 24-0031 |
| SHEET: | TS-1 |
| | 6 of 7 |

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: SEP 30 2025 BY: ISA





FIDDLER/GONZALEZ INC.
1428 BRICKELL AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33131
PH. (305) 577-8972
FAX (305) 577-4329

RECORD OF REVISION

| No. | DATE | DESCRIPTION | BY APP'D |
|---|---|---|---|
| | | | |

RODAN ESTATES

FIRE TRUCK SIMULATION

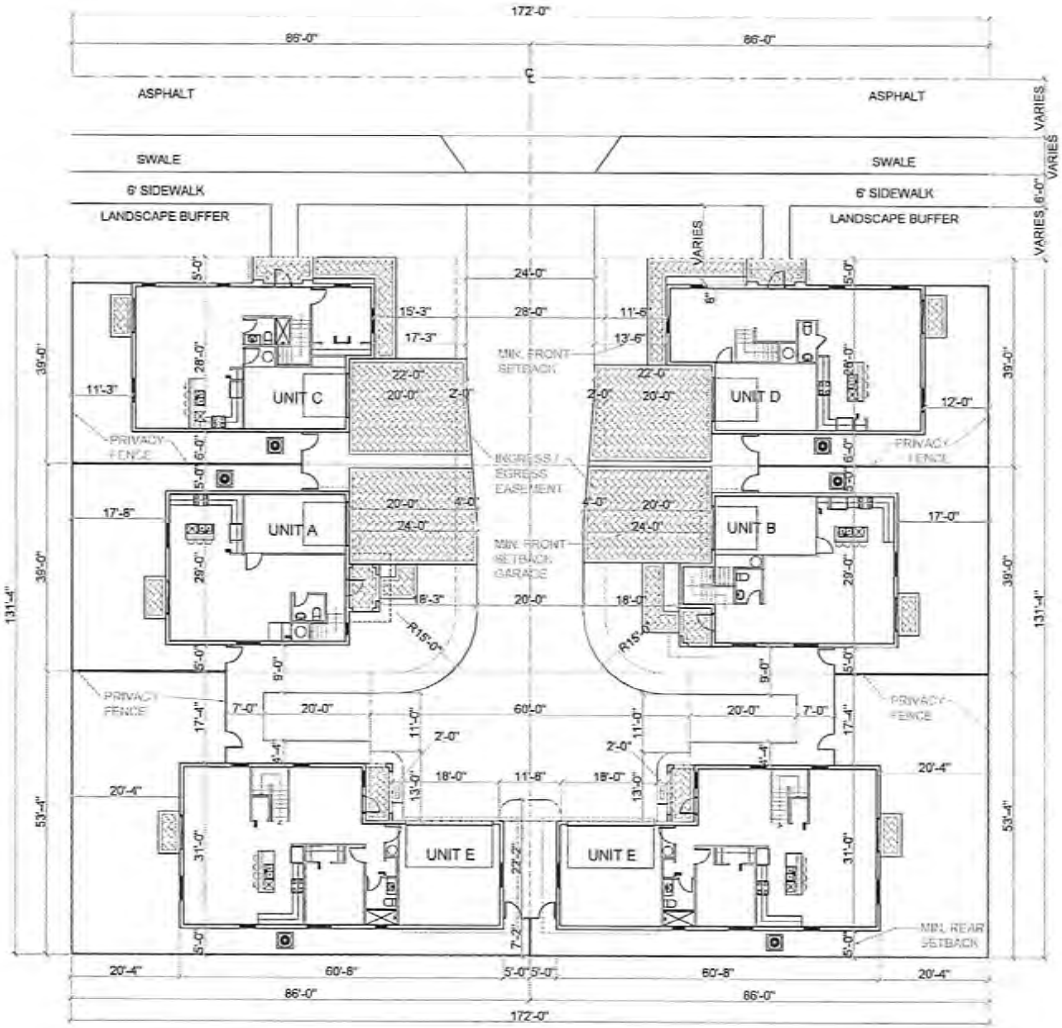
LENNAR HOMES INC.

September 12, 2025

STATE OF FLORIDA
LICENSED
No. 65503
PROFESSIONAL ENGINEER

| | |
|---|---|
| SCALE | 1"=100' |
| RECEIVED BY | J. CARMENATE |
| DRAWN BY | J. CARMENATE |
| CHECKED BY | M. HERNANDEZ |
| SET # | SITE LABELS |
| DATE | 9/9/2025 |
| PROJECT No. | 24-0031 |
| SHEET | TS-2 |
| | 7 of 7 |

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




CLUSTER
SITE PLAN
SCALE: 3/32" = 1'-0"

PASCUAL PEREZ KILIDJIAN STARR
ARCHITECTS + PLANNERS

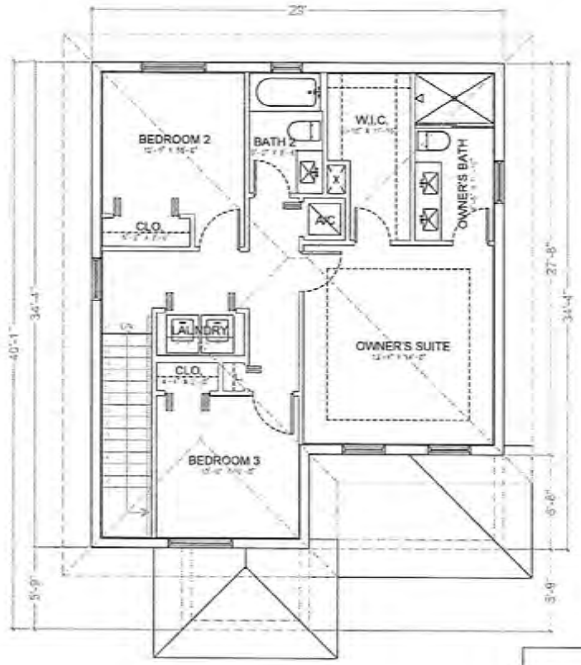
RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

SITE PLAN

CLUSTER TYPE 1
DATE 2025-04-16
SCALE AS SHOWN
DRAWN CG
CHECKED AS
JOB NO. 0140

A-1

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA

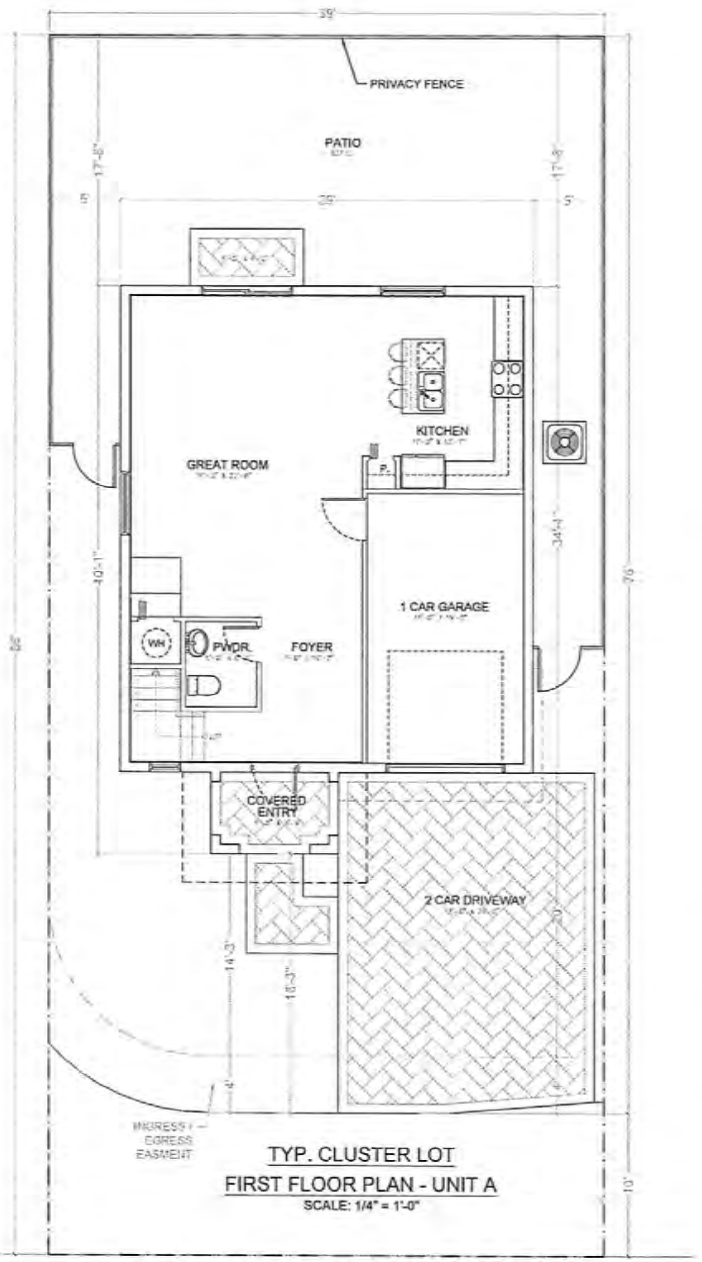



SECOND FLOOR PLAN - UNIT A

SCALE: 1/4" = 1'-0"

| UNIT A | | |
|---|---|---|
| 3 BEDROOM / 2.5 BATH | | |
| AREA CALCULATION | | |
| *1ST FLOOR A/C | 766 SF | |
| 2ND FLOOR | 904 SF | |
| TOTAL A/C | 1,670 SF | |
| | | |
| *1 CAR GARAGE | 229 SF | |
| *COV. ENTRY | 51 SF | |
| | | |
| *LOT COVERAGE TO % OF INT. ST | *1,046 SF | 31.2% |
| TOTAL AREA GROSS | 1,950 SF | |
| | | |
| GROSS INTERIOR GROUND FLOOR AREA | 995 SF | |
| PRIVATE OPEN SPACE REQUIRED 995 SF X1.25 | 1,244 SF | |
| PRIVATE OPEN SPACE PROVIDED | 837 SF | |

TYPICAL CLUSTER LOT: 3,354 SF




TYP. CLUSTER LOT

FIRST FLOOR PLAN - UNIT A

SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDDJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

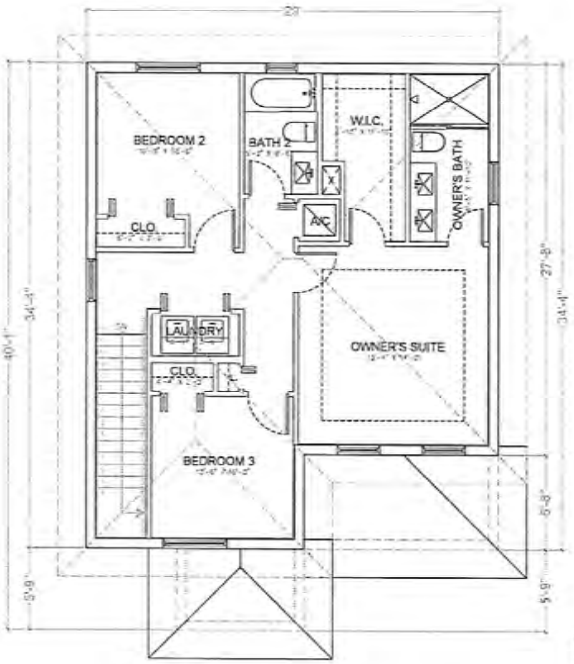
UNIT A

FLOOR PLANS

SCALE: AS SHOWN

A-2

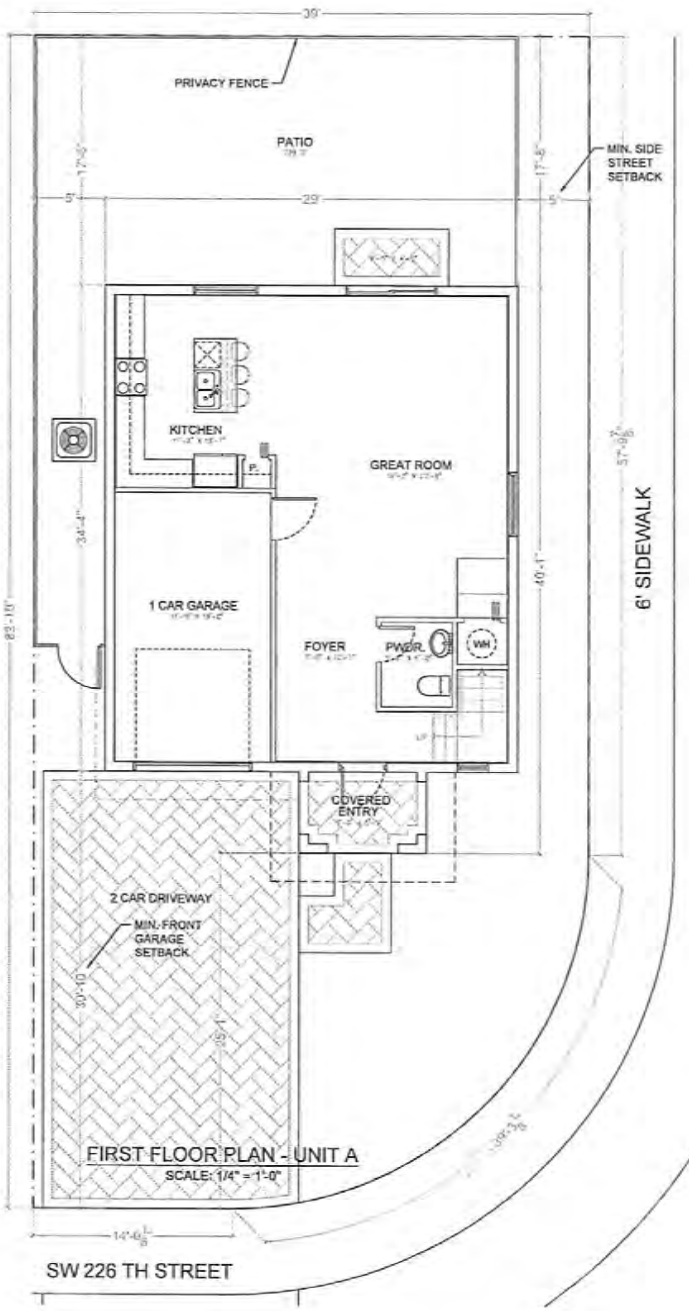
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




SECOND FLOOR PLAN - UNIT A
SCALE: 1/4" = 1'-0"

| UNIT A | | |
|---|---|---|
| 3 BEDROOM / 2.5 BATH | | |
| AREA CALCULATION | | |
| *1ST FLOOR A/C | 766 SF | |
| 2ND FLOOR | 904 SF | |
| TOTAL A/C | 1,670 SF | |
| | | |
| *1 CAR GARAGE | 229 SF | |
| *COV. ENTRY | 51 SF | |
| | | |
| *LOT COVERAGE | *1,046 SF | 33.6% |
| TOTAL AREA GROSS | 1,950 SF | |
| | | |
| GROSS INTERIOR GROUND FLOOR AREA | 995 SF | |
| PRIVATE OPEN SPACE REQUIRED 995 SF X1.25 | 1,244 SF | |
| PRIVATE OPEN SPACE PROVIDED | 729 SF | |

LOT AREA: 3,096.12 SF




FIRST FLOOR PLAN - UNIT A
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDOJAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT A

FLOOR PLANS

DATE: 2023-04-14
SCALE: AS SHOWN
DRAWN BY: CC
CHECKED BY: AS
JOB NO.:

A-2.1

SHEET NO.:

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




FRONT ELEVATION - UNIT A
OPT #1
SCALE: 1/4" = 1'-0"




FRONT ELEVATION - UNIT A
OPT #2
SCALE: 1/4" = 1'-0"




FRONT ELEVATION - UNIT A
OPT #3
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDOJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT A

ELEVATIONS

| | |
|---|---|
| DATE | 2025-06-11 |
| SCALE | AS SHOWN |
| DRAWN | CG |
| CHECKED | AS |
| JOB NO. | |

A-3

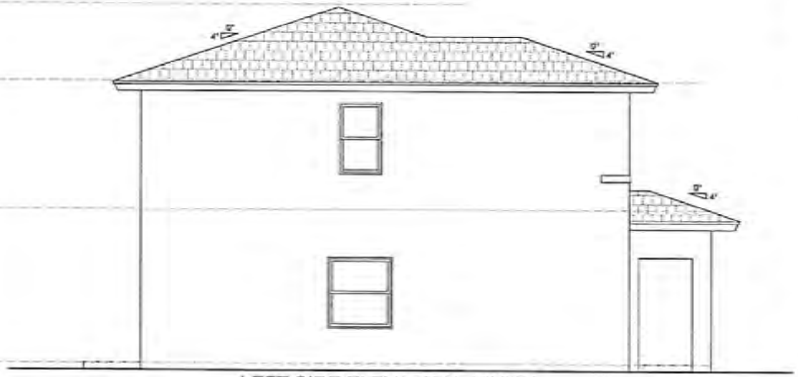
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




REAR ELEVATION - UNIT A
SCALE: 1/4" = 1'-0"




RIGHT SIDE ELEVATION - UNIT A
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - UNIT A
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KUIDOJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT A

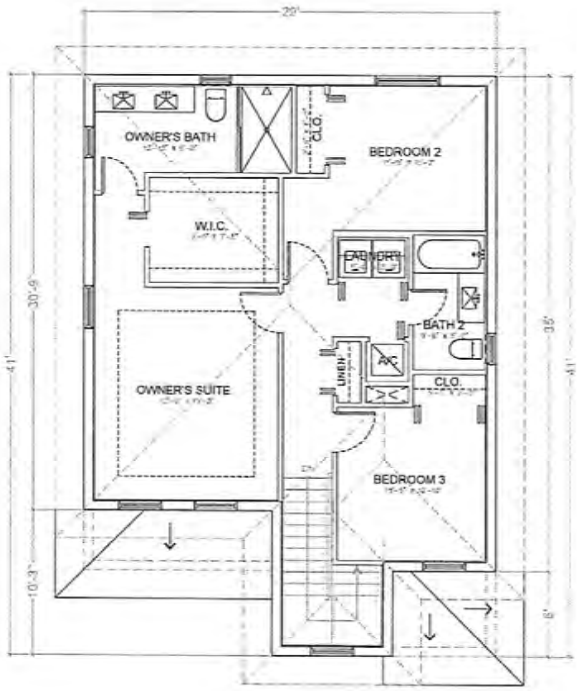
ELEVATIONS

DATE: JAN/MAY
SCALE: AS SHOWN
DRAWN: IDG
CHECKED: ASK
JOB NO.:

A-4

SHEET NO.:

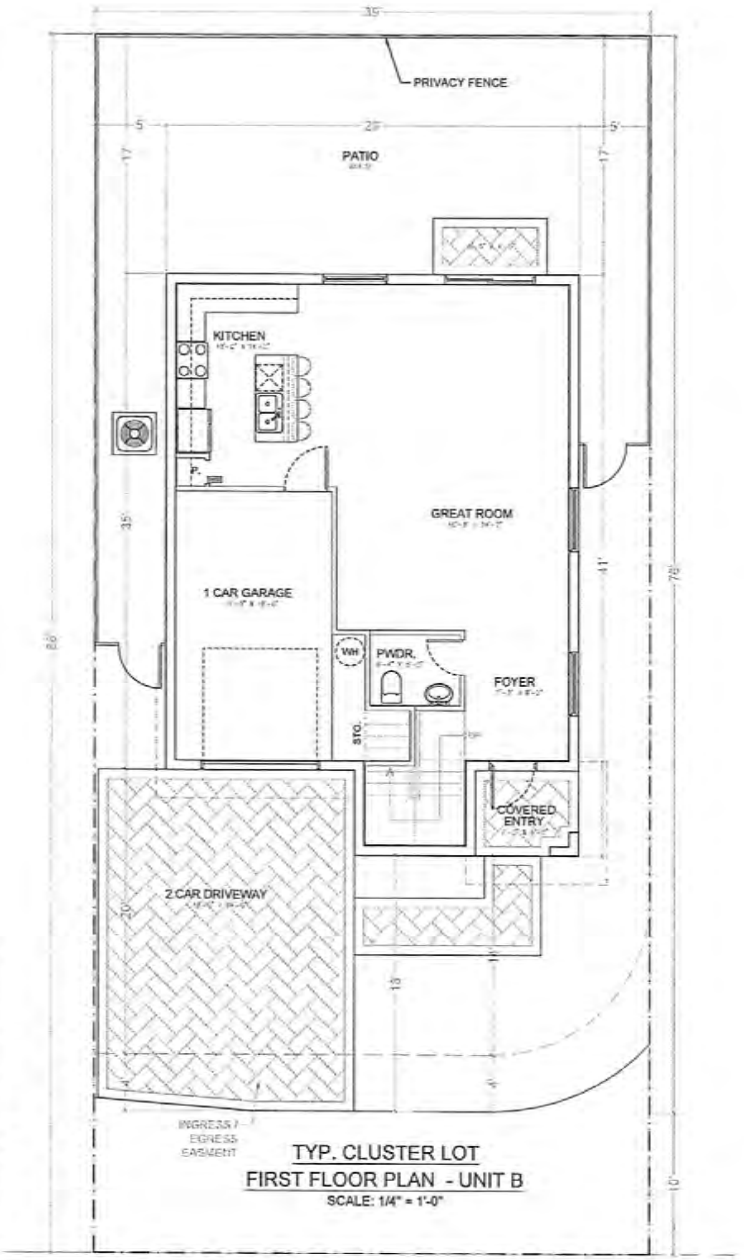
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




SECOND FLOOR PLAN - UNIT B
SCALE: 1/4" = 1'-0"

| UNIT B | | |
|---|---|---|
| 3 BEDROOM / 2.5 BATH | | |
| AREA CALCULATION | | |
| *1ST FLOOR A/C | 803 SF | |
| 2ND FLOOR | 1,010 SF | |
| TOTAL A/C | 1,813 SF | |
| | | |
| *1 CAR GARAGE | 263 SF | |
| *COV. ENTRY | 43 SF | |
| | | |
| *LOT COVERAGE TO E OF INT. ST | **1,109 SF | 33.1% |
| TOTAL AREA GROSS | 2,119 SF | |
| | | |
| GROSS INTERIOR GROUND FLOOR AREA | 1,066 SF | |
| PRIVATE OPEN SPACE REQUIRED 1,066 SF X1.25 | 1,333 SF | |
| PRIVATE OPEN SPACE PROVIDED | 854 SF | |

TYPICAL CLUSTER LOT: 3,354 SF




TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT B
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDDUAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT B

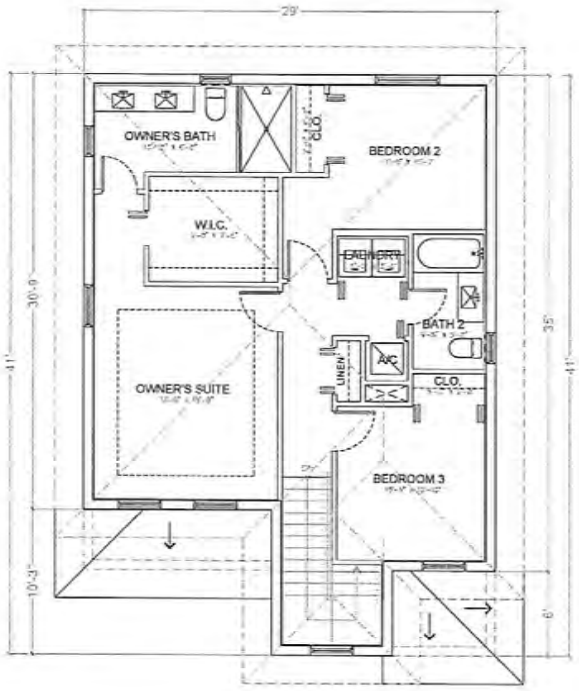
FLOOR PLANS

DATE: 2025-06-25
SCALE: AS SHOWN
DRAWN BY: CC
CHECKED BY: AJS
JOB NO.:

A-5

SHEET NO.

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA

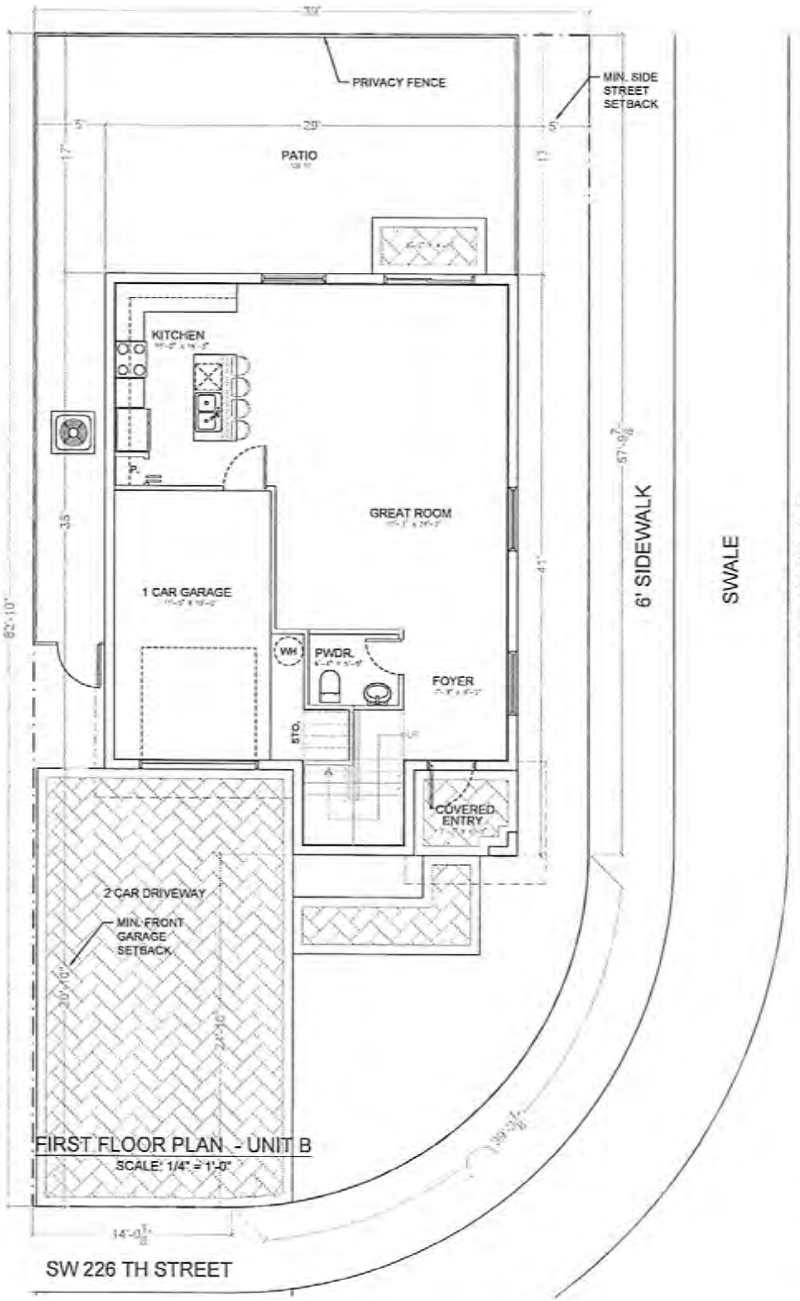



SECOND FLOOR PLAN - UNIT B

SCALE: 1/4" = 1'-0"

| UNIT B | | |
|---|---|---|
| 3 BEDROOM / 2.5 BATH | | |
| AREA CALCULATION | | |
| *1ST FLOOR A/C | 803 SF | |
| 2ND FLOOR | 1,010 SF | |
| TOTAL A/C | 1,813 SF | |
| | | |
| *1 CAR GARAGE | 263 SF | |
| *COV. ENTRY | 43 SF | |
| | | |
| *LOT COVERAGE | *1,109 SF | 35.8% |
| TOTAL AREA GROSS | 2,119 SF | |
| | | |
| GROSS INTERIOR GROUND FLOOR AREA | 1,066 SF | |
| PRIVATE OPEN SPACE REQUIRED 1,066 SF X1.25 | 1,333 SF | |
| PRIVATE OPEN SPACE PROVIDED | 709 SF | |

LOT AREA: 3,096.12 SF




FIRST FLOOR PLAN - UNIT B

SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDOMAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT B

FLOOR PLANS

DATE: 2025-06-16
SCALE: AS SHOWN
DRAWN BY: CC
CHECKED BY: AS
JOB NO.: 11-11

A-5.1

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




FRONT ELEVATION - UNIT B
OPT #1
SCALE: 1/4" = 1'-0"




FRONT ELEVATION - UNIT B
OPT #2
SCALE: 1/4" = 1'-0"




FRONT ELEVATION - UNIT B
OPT #3
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDOJAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT B

ELEVATIONS

DATE: 2023-04-14
SCALE: AS SHOWN
DRAWN: CC
CHECKED: AS
JOB NO.:

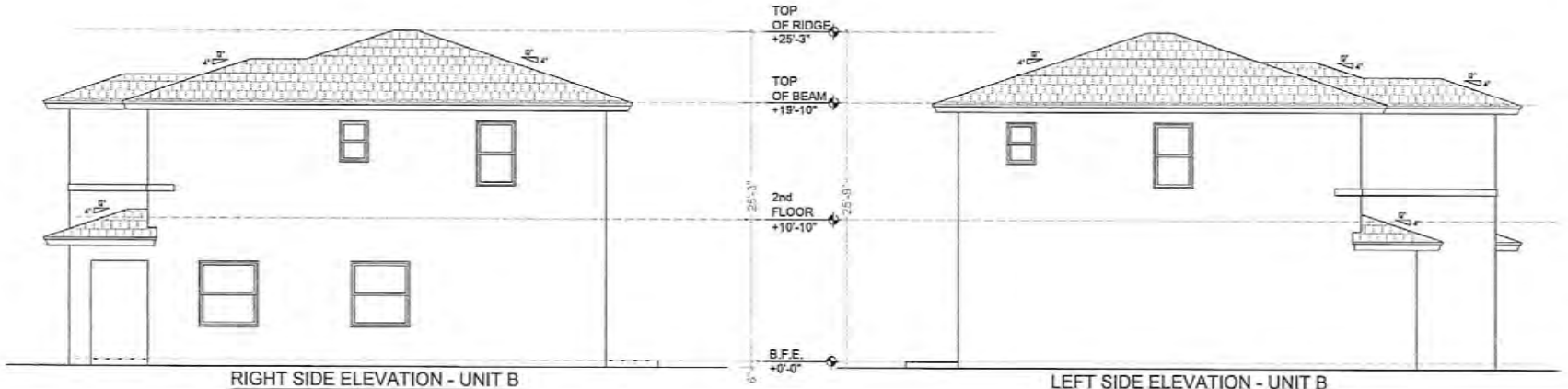
A-6

SHEET NO.:

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




REAR ELEVATION - UNIT B
SCALE: 1/4" = 1'-0"




RIGHT SIDE ELEVATION - UNIT B
SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION - UNIT B
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDDJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT B

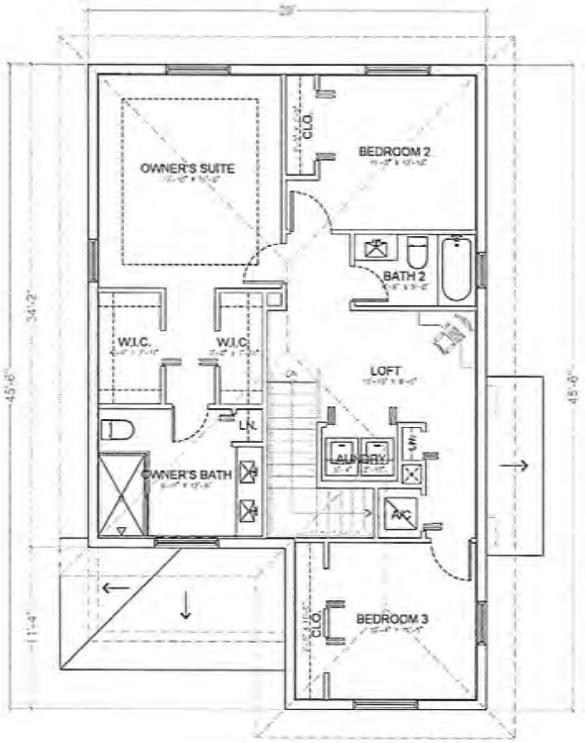
ELEVATIONS

DATE: 2025-04-14
SCALE: AS SHOWN
DRAWN BY: CC
CHECKED BY: AS
JOB NO.: 1940

A-7

SHEET NO.:

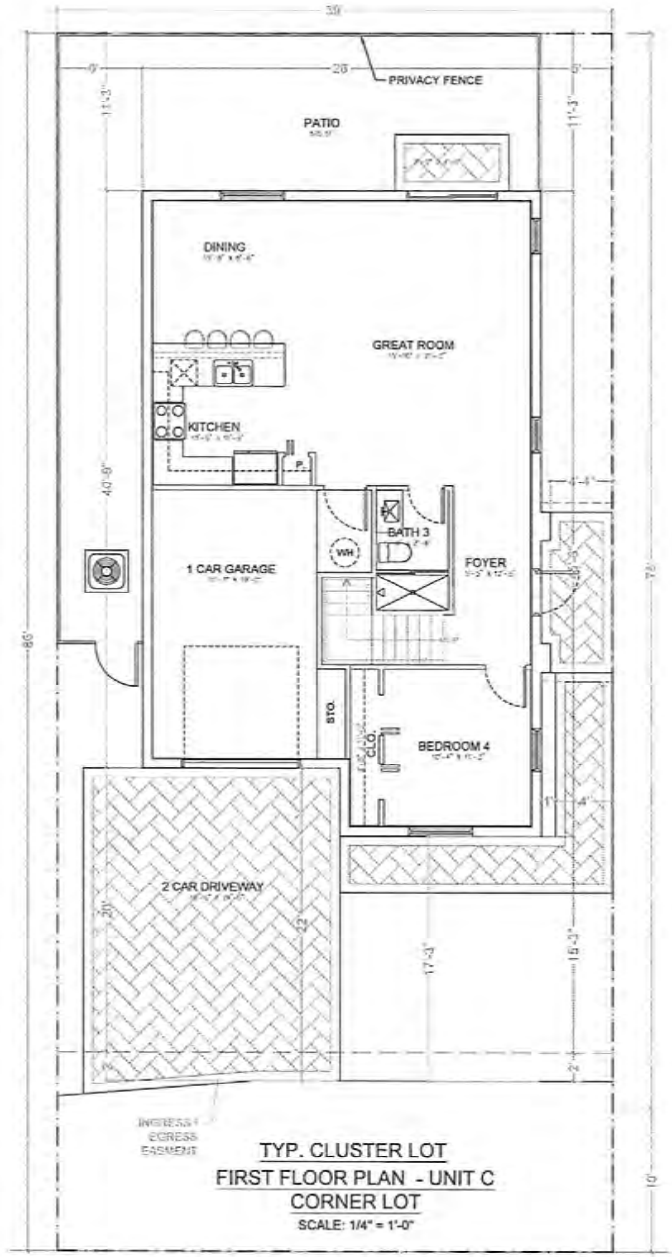
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




SECOND FLOOR PLAN - UNIT C
SCALE: 1/4" = 1'-0"

| UNIT C | | |
|---|---|---|
| 4 BEDROOM / 3 BATH | | |
| AREA CALCULATION | | |
| *1ST FLOOR A/C | 955 SF | |
| 2ND FLOOR | 1,117 SF | |
| TOTAL A/C | 2,072 SF | |
| *1 CAR GARAGE | 255 SF | |
| *COV. ENTRY | 44 SF | |
| *LOT COVERAGE TO T OF INT. ST | *1,254 SF | 37.4% |
| TOTAL AREA GROSS | 2,371 SF | |
| GROSS INTERIOR GROUND FLOOR AREA | 1,210 SF | |
| PRIVATE OPEN SPACE REQUIRED 1,210 SF X1.25 | 1,513 SF | |
| PRIVATE OPEN SPACE PROVIDED | 575 SF | |

TYPICAL CLUSTER LOT: 3,354 SF




TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT C
CORNER LOT
SCALE: 1/4" = 1'-0"

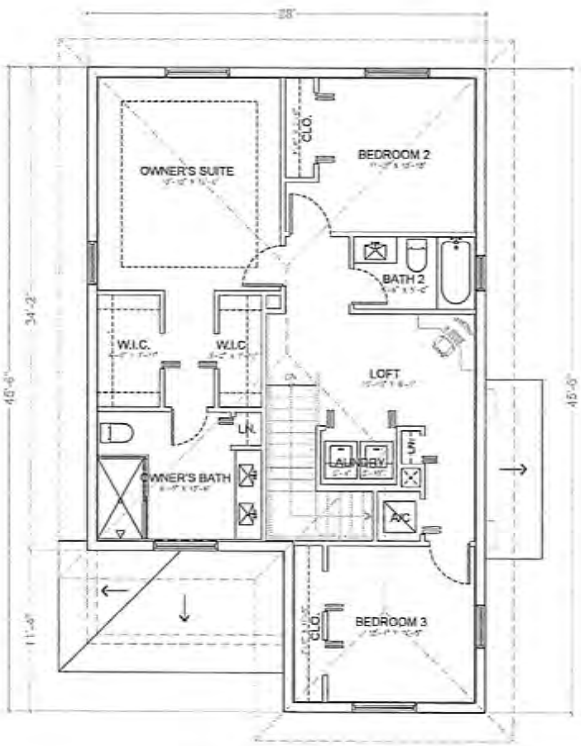
PASCUAL PEREZ KILIDJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT C

A-8

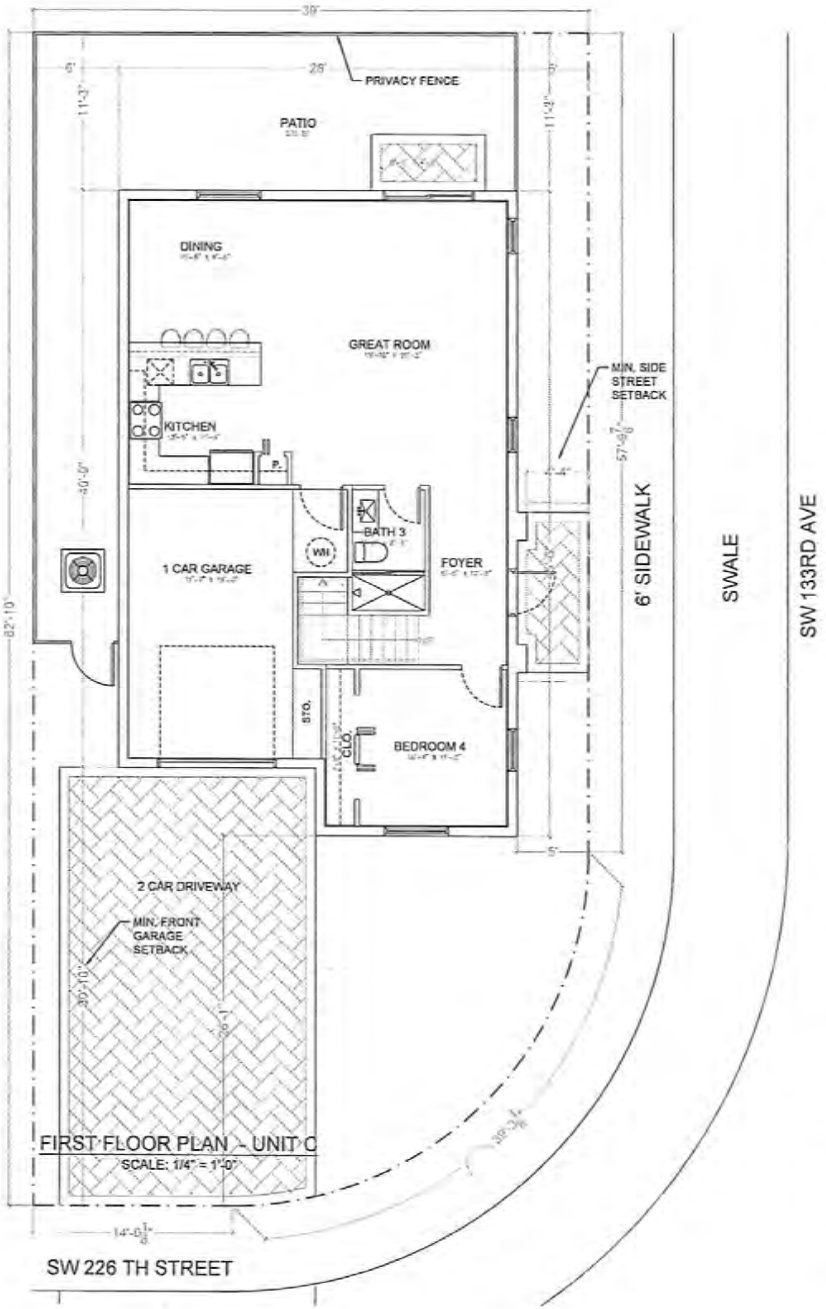
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




SECOND FLOOR PLAN - UNIT C
SCALE: 1/4" = 1'-0"

| UNIT C | | |
|---|---|---|
| 4 BEDROOM / 3 BATH | | |
| AREA CALCULATION | | |
| *1ST FLOOR A/C | 955 SF | |
| 2ND FLOOR | 1,117 SF | |
| TOTAL A/C | 2,072 SF | |
| | | |
| *1 CAR GARAGE | 255 SF | |
| *COV. ENTRY | 44 SF | |
| | | |
| *LOT COVERAGE | *1,254 SF | 40.5% |
| TOTAL AREA GROSS | 2,371 SF | |
| | | |
| GROSS INTERIOR GROUND FLOOR AREA | 1,210 SF | |
| PRIVATE OPEN SPACE REQUIRED 1,210 SF X1.25 | 1,513 SF | |
| PRIVATE OPEN SPACE PROVIDED | 575 SF | |

LOT AREA: 3,096.12 SF




FIRST FLOOR PLAN - UNIT C
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDDJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT C

FLOOR PLANS

DATE: 2025-04-04
SCALE: AS SHOWN
DRAWN BY: CC
CHECKED BY: AS
SIGNED:

A-8.1

SHEET NO.:

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




FRONT ELEVATION - UNIT C
OPT #1
SCALE: 1/4" = 1'-0"




FRONT ELEVATION - UNIT C
OPT #2
SCALE: 1/4" = 1'-0"




RIGHT SIDE ELEVATION - UNIT C
OPT #1
SCALE: 1/4" = 1'-0"




RIGHT SIDE ELEVATION - UNIT C
OPT #2
SCALE: 1/4" = 1'-0"

PASCUAL
PEREZ
KILIDDJIAN
STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTER5
MIAMI-DADE COUNTY, FLORIDA

UNIT C

ELEVATIONS

DATE 2025-06-16
SCALE AS SHOWN
DRAWN CC
CHECKED AJS
JOB NO.

A-9

SHEET NO.

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




FRONT ELEVATION - UNIT C
OPT #3
SCALE: 1/4" = 1'-0"




RIGHT SIDE ELEVATION - UNIT C
OPT #3
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDDJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT C

ELEVATIONS

DATE: 2025-04-04
SCALE: AS SHOWN
DRAWN BY: CG
CHECKED BY: AJS
JOB NO.: 1111

A-10

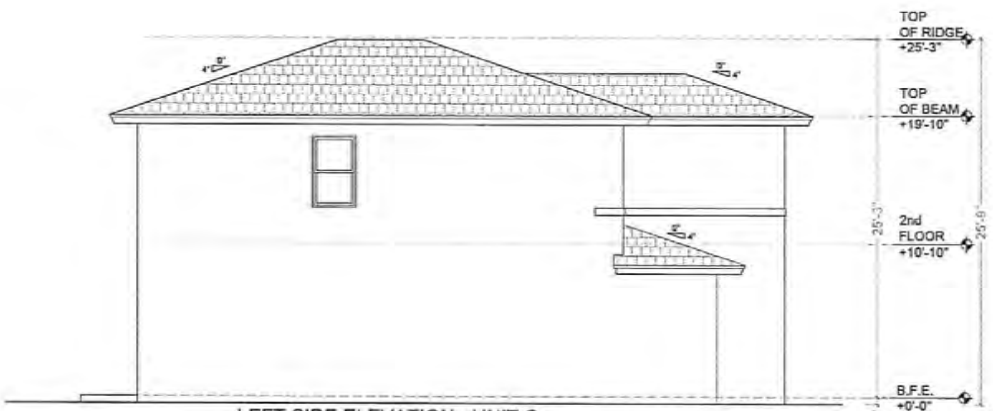
SHEET NO.:

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




REAR ELEVATION - UNIT C

SCALE: 1/4" = 1'-0"




LEFT SIDE ELEVATION - UNIT C

SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDDUMAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT C

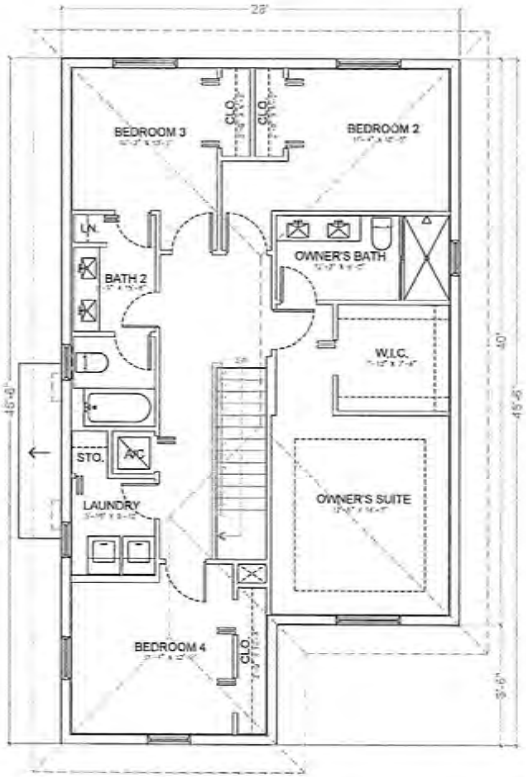
ELEVATIONS

DATE
SCALE AS SHOWN
DRAWN CG
CHECKED AS
JOB NO.

A-11

SHEET NO.

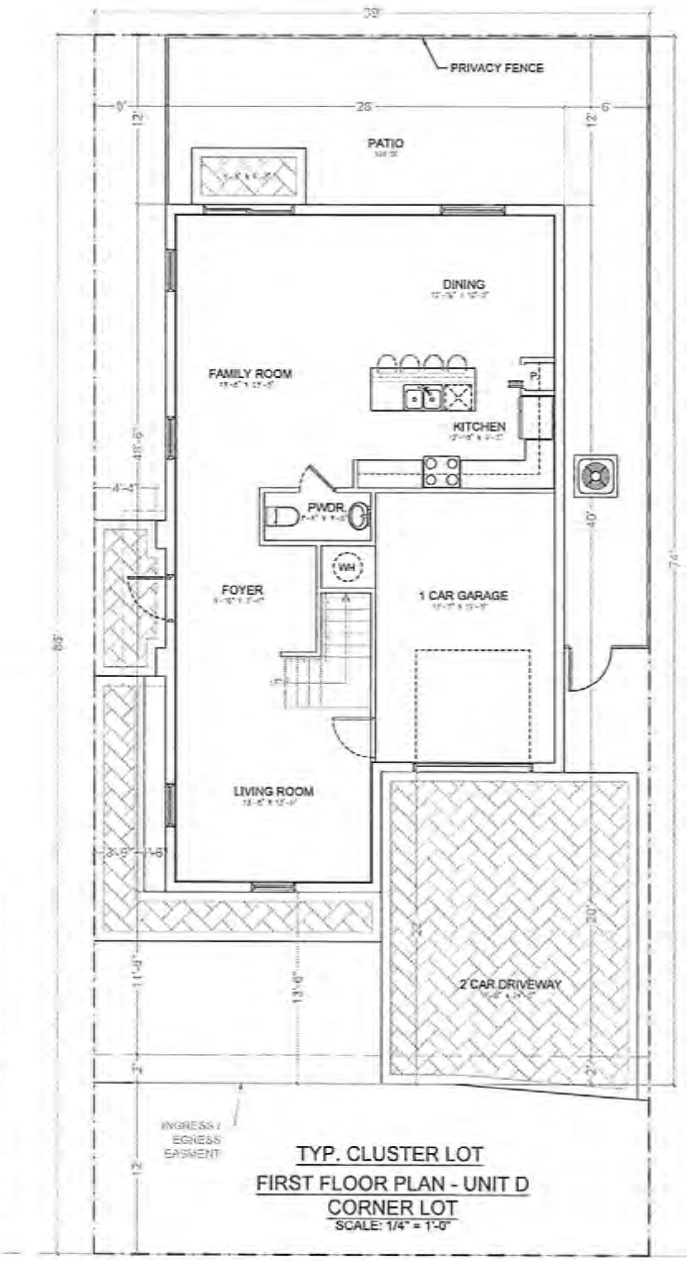
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




SECOND FLOOR PLAN - UNIT D
SCALE: 1/4" = 1'-0"

| UNIT D | | |
|---|---|---|
| 4 BEDROOM / 2.5 BATH | | |
| AREA CALCULATION | | |
| *1ST FLOOR A/C | 978 SF | |
| 2ND FLOOR | 1,249 SF | |
| TOTAL A/C | 2,227 SF | |
| *1 CAR GARAGE | 272 SF | |
| *COV. ENTRY | 43 SF | |
| *LOT COVERAGE TO ℄ OF INT. ST | *1,293 SF | 38.6% |
| TOTAL AREA GROSS | 2,542 SF | |
| GROSS INTERIOR GROUND FLOOR AREA | 1,250 SF | |
| PRIVATE OPEN SPACE REQUIRED 1,250 SF X1.25 | 1,563 SF | |
| PRIVATE OPEN SPACE PROVIDED | 596 SF | |

TYPICAL CLUSTER LOT: 3,354 SF




TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT D
CORNER LOT
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDDJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT D

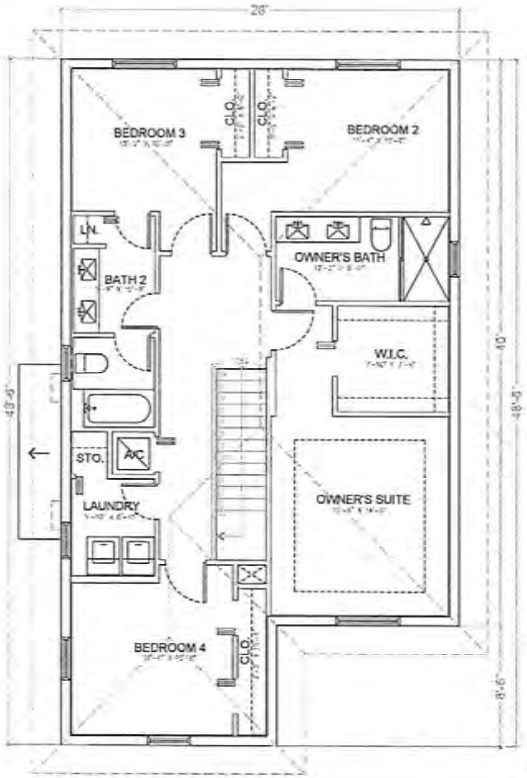
FLOOR PLANS

DATE: 2025-04-14
SCALE: AS SHOWN
DRAWN: CC
CHECKED: AB
JOB NO.:

A-12

SHEET NO.:

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA

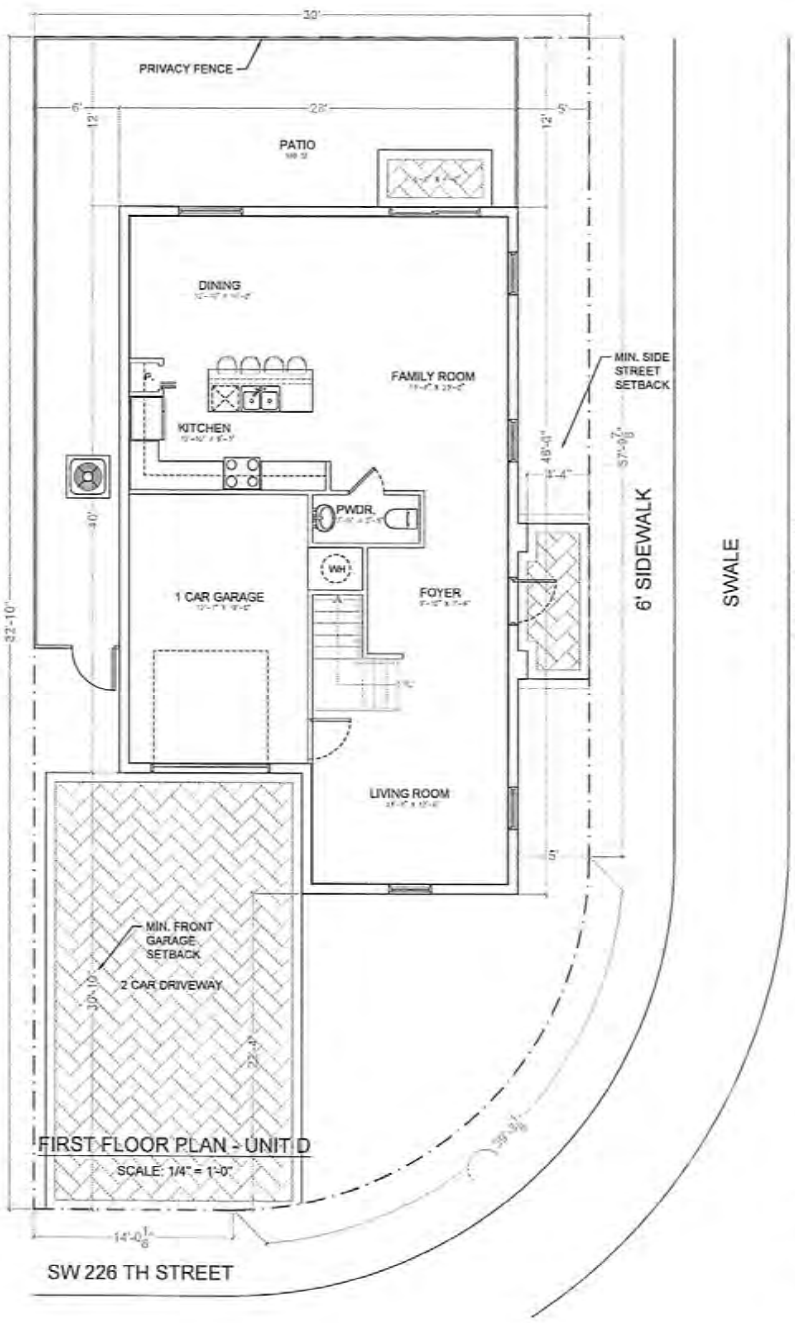



SECOND FLOOR PLAN - UNIT D

SCALE: 1/4" = 1'-0"

| UNIT D CORNER LOT | | |
|---|---|---|
| 4 BEDROOM / 2.5 BATH | | |
| AREA CALCULATION | | |
| *1ST FLOOR A/C | 978 SF | |
| 2ND FLOOR | 1,249 SF | |
| TOTAL A/C | 2,227 SF | |
| | | |
| *1 CAR GARAGE | 272 SF | |
| *COV. ENTRY | 43 SF | |
| | | |
| *LOT COVERAGE | *1,293 SF | 41.8% |
| TOTAL AREA GROSS | 2,542 SF | |
| | | |
| GROSS INTERIOR GROUND FLOOR AREA | 1,250 SF | |
| PRIVATE OPEN SPACE REQUIRED 1,250 SF X1.25 | 1,563 SF | |
| PRIVATE OPEN SPACE PROVIDED | 596 SF | |

LOT AREA: 3,096.12 SF




FIRST FLOOR PLAN - UNIT D

SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDDJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT D

A-12.1

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




FRONT ELEVATION - UNIT D
OPT #1

SCALE: 1/4" = 1'-0"




FRONT ELEVATION - UNIT D
OPT #2

SCALE: 1/4" = 1'-0"




LEFT SIDE ELEVATION - UNIT D
OPT #1

SCALE: 1/4" = 1'-0"




LEFT SIDE ELEVATION - UNIT D
OPT #2

SCALE: 1/4" = 1'-0"

PASCUAL
PEREZ
KILDDJIAN
STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT D

ELEVATIONS

A-13

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




FRONT ELEVATION - UNIT D
OPT #3

SCALE: 1/4" = 1'-0"




LEFT SIDE ELEVATION - UNIT D
OPT #3

SCALE: 1/4" = 1'-0"

PASCUAL
PEREZ
KILDDJIAN
STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT D

ELEVATIONS

DATE 2025-06-24
SCALE AS SHOWN
DRAWN BY CC
CHECKED BY AB
JOB NO. 24-041

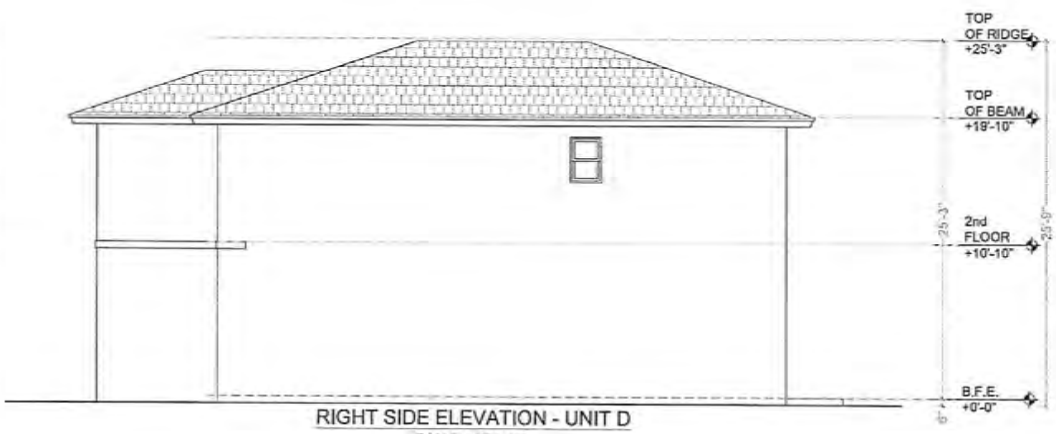
A-14

SHEET NO.

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




REAR ELEVATION - UNIT D
SCALE: 1/4" = 1'-0"




RIGHT SIDE ELEVATION - UNIT D
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDOJMAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

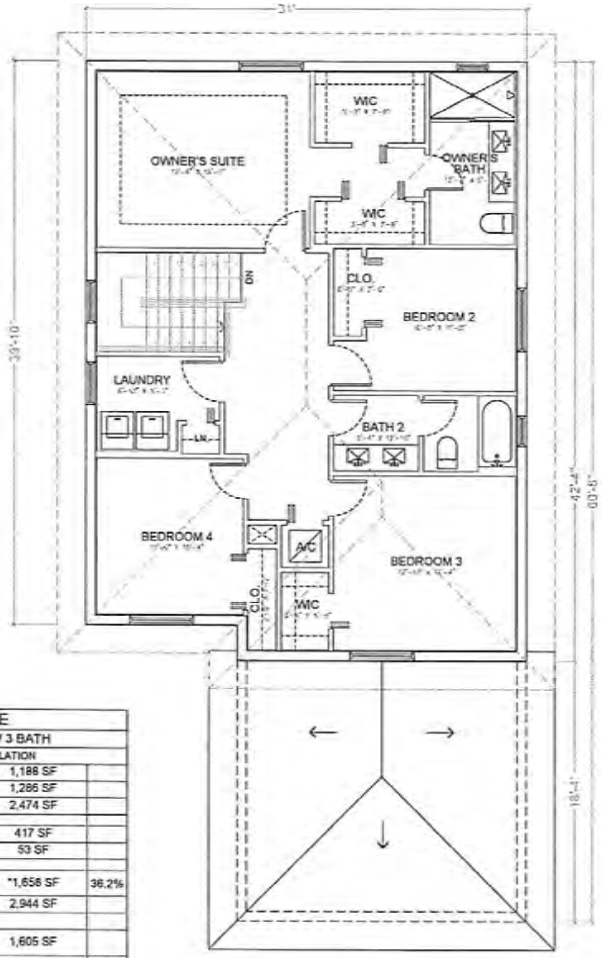
UNIT D

DATE 2025-06-16
SCALE AS SHOWN
DRAWN CC
CHECKED AS
JOB NO.

A-15

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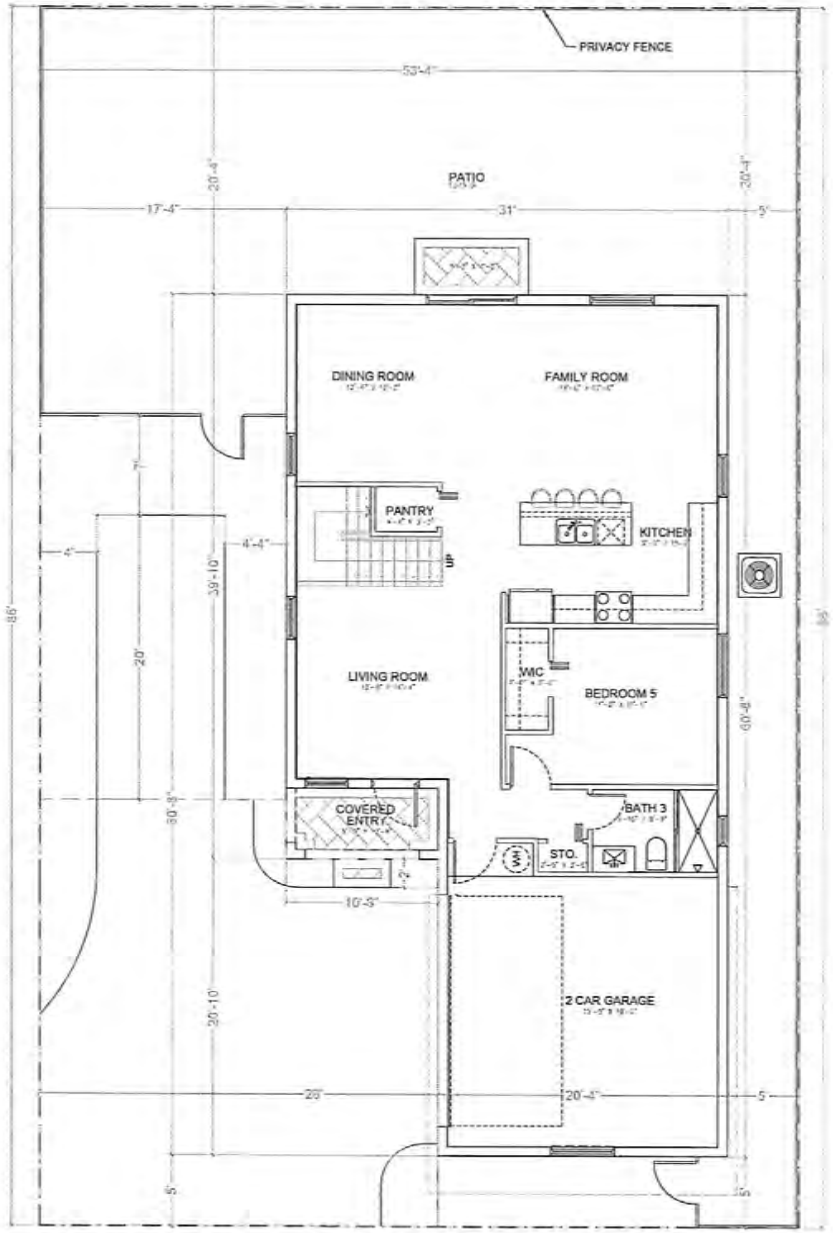
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




| UNIT E | | |
|---|---|---|
| 5 BEDROOM / 3 BATH | | |
| AREA CALCULATION | | |
| *1ST FLOOR A/C | 1,188 SF | |
| 2ND FLOOR | 1,286 SF | |
| TOTAL A/C | 2,474 SF | |
| | | |
| *2 CAR GARAGE | 417 SF | |
| *COV. ENTRY | 53 SF | |
| | | |
| *LOT COVERAGE TO ℄ OF INT. ST | *1,658 SF | 36.2% |
| TOTAL AREA GROSS | 2,944 SF | |
| | | |
| GROSS INTERIOR GROUND FLOOR AREA | 1,605 SF | |
| PRIVATE OPEN SPACE REQUIRED 1,605 SF X1.25 | 2,006 SF | |
| PRIVATE OPEN SPACE PROVIDED | 1,573 SF | |

TYPICAL CLUSTER LOT: 4,586.38 SF

SECOND FLOOR PLAN - UNIT E
SCALE: 1/4" = 1'-0"




TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT E
SCALE: 1/4" = 1'-0"

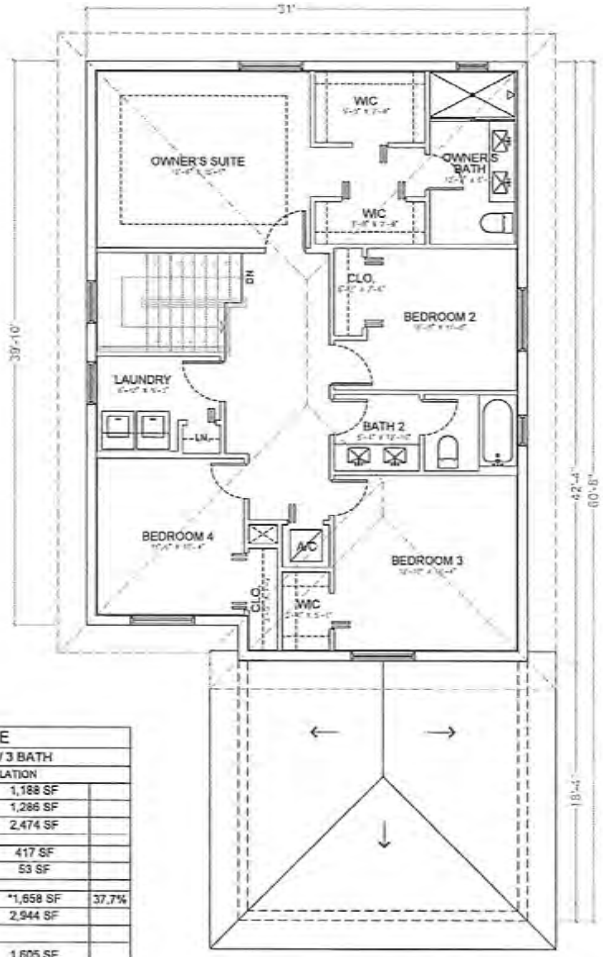
PASCUAL PEREZ KILIDJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT E

A-16

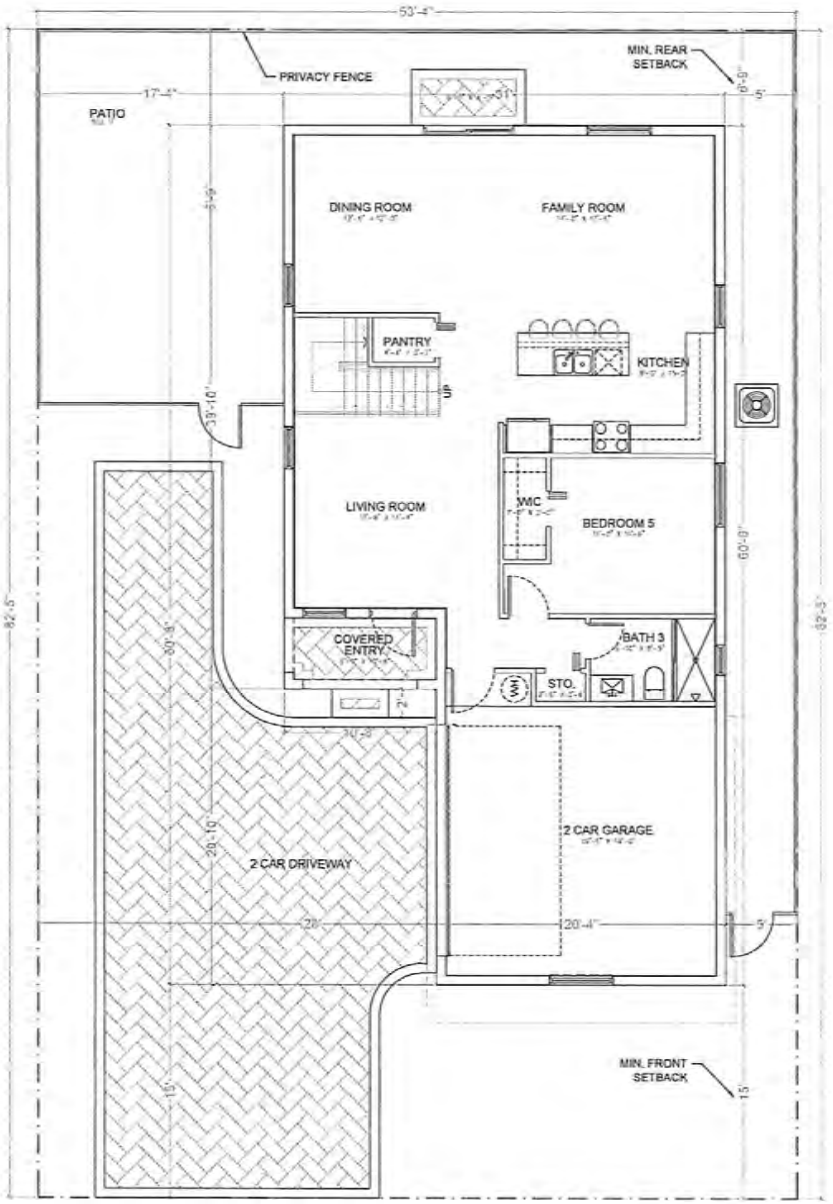
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| UNIT E | | |
|---|---|---|
| 5 BEDROOM / 3 BATH | | |
| AREA CALCULATION | | |
| *1ST FLOOR A/C | 1,188 SF | |
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| TOTAL A/C | 2,474 SF | |
| | | |
| *2 CAR GARAGE | 417 SF | |
| *COV. ENTRY | 53 SF | |
| | | |
| LOT COVERAGE | *1,658 SF | 37.7% |
| TOTAL AREA GROSS | 2,944 SF | |
| | | |
| GROSS INTERIOR GROUND FLOOR AREA | 1,605 SF | |
| PRIVATE OPEN SPACE REQUIRED 1,605 SF X1.25 | 2,006 SF | |
| PRIVATE OPEN SPACE PROVIDED | 992 SF | |

LOT AREA: 4,395.63 SF

SECOND FLOOR PLAN - UNIT E
SCALE: 1/4" = 1'-0"




FIRST FLOOR PLAN - UNIT E
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT E

FLOOR PLANS

DATE 2025-06-24
SCALE AS SHOWN
DRAWN CG
CHECKED AB
EDITED

A-16.1

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




FRONT ELEVATION - UNIT E
OPT #1
SCALE: 1/4" = 1'-0"




FRONT ELEVATION - UNIT E
OPT #2
SCALE: 1/4" = 1'-0"




FRONT ELEVATION - UNIT E
OPT #3
SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILIDJIAN STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

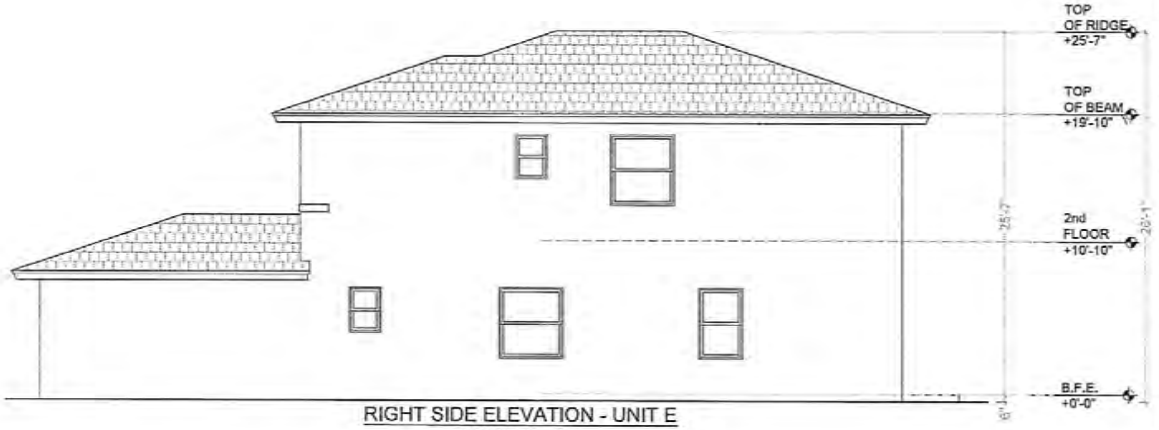
UNIT E

ELEVATIONS

DATE: 2025-06-16
SCALE: AS SHOWN
DRAWN: CC
CHECKED: AS

A-17

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: JUN 25 2025 BY: ISA




RIGHT SIDE ELEVATION - UNIT E

SCALE: 1/4" = 1'-0"




REAR ELEVATION - UNIT E

SCALE: 1/4" = 1'-0"




LEFT SIDE ELEVATION - UNIT E

SCALE: 1/4" = 1'-0"

PASCUAL PEREZ KILDDJIAN STARR
ARCHITECTS + PLANNERS

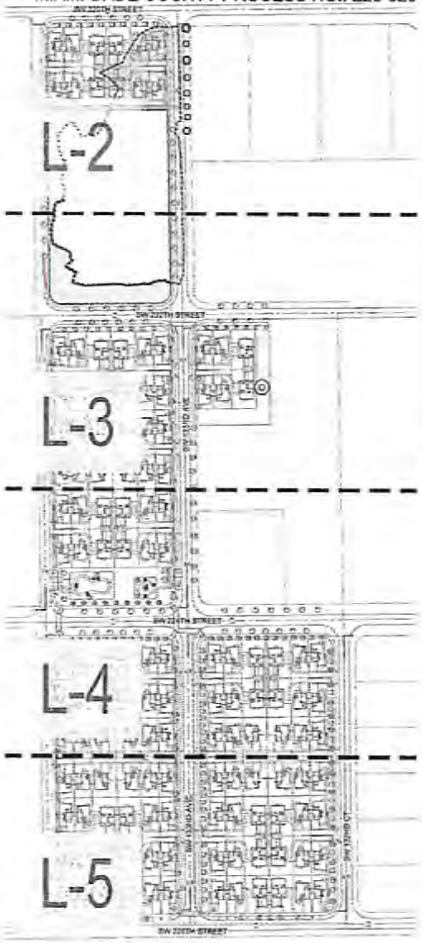
RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT E

ELEVATIONS

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**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: SEP 30 2025 BY: ISA




KEY PLAN

Scale: NTS

NORTH

SHEET INDEX:


L-1 INDEX

*OVERALL LANDSCAPE PLAN*
L-2 THROUGH L-5

*TYPICAL LANDSCAPE PLANS*
L-6 MODELS A-B-C
L-7 MODELS D-E
L-8 CLUSTERED SFH

L-9 LANDSCAPE DETAILS


BEST MANAGEMENT PRACTICES FOR PRESERVED NFC:

- A COMBINATION OF NATIVE AND FBB-FRIENDLY PLANTS HAS BEEN INCLUDED AS IN THE PROPOSED PLANTING MATERIAL.
- RETAIN POTENTIAL ROOST TREES WITHIN THE PRESERVATION AREA (1.99 ACRES OF NFC AND 0.59 ACRES OF ADDITIONAL PRESERVE).
- MAINTAIN NATURAL LIGHT CONDITIONS; DESIGN ARTIFICIAL LIGHTING TO MEET MINIMUM LIFE SAFETY REQUIREMENTS ACCORDING TO SERVICE RECOMMENDATIONS. THIS INCLUDES RESTRICTING UPWARD-DIRECTED LIGHT, USING THE LOWEST LUMENS POSSIBLE, IMPLEMENTING MOTION-SENSOR LIGHTING, AND PREVENTING INDOOR LIGHTING FROM REACHING THE OUTDOOR ENVIRONMENT.
- AVOID ENGINEERING DESIGNS THAT ENCOURAGE BATS TO USE ROOFS, BUILDINGS, OR STRUCTURES.
- REFRAIN FROM THE WIDESPREAD APPLICATION OF INSECTICIDES.
- REMOVE POTENTIAL ROOST TREES AND STRUCTURES OUTSIDE THE BREEDING SEASON WHEN POSSIBLE (JANUARY 1 THROUGH APRIL 15).
- CONDUCT A VISUAL SURVEY OF ALL POTENTIAL ROOST TREES AND STRUCTURES WITHIN 30 DAYS PRIOR TO REMOVAL. USE A "TREETOP" CAMERA TO INSPECT ANY CAVITIES AND ENSURE THAT ANY CAVITIES UNREACHABLE OR NOT FULLY VISIBLE BY CAMERA ARE SURVEYED DURING EMERGENCE.
- SUSPEND TREE REMOVAL IF EVIDENCE OF USE BY FLORIDA BONNETED BATS IS DISCOVERED.
- ENTER ROOST AND EMERGENCE SURVEY DATA INTO THE NABAT PARTNER PORT.

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: PAD — Net Lot Area: 13.73 acres = 597,944.21 s.f.

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE | | |
| A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 597,944.21 s.f. x .75 % = 448,708.16 s.f. | 448,708.16 | 448,728.16 |
| B. Square Feet of parking lot open space required by Chapter 33, as indicated on site plan: No. surfacing/curbless of parking spaces 20/P. x 10 s.f. per parking space = | — | — |
| C. Total s.f. of landscaped open space required by Chapter 33: A + B = | 448,708.16 | 448,728.16 |
| LAWN AREA CALCULATION | | |
| A. 19,720.42 total s.f. of landscaped open space required by Chapter 33. B. Maximum lawn area coverage permitted = 45 % = 23,618.57 s.f. = | 23,618.57 | 19,599.5 |
| TREES: | | |
| A. No. trees required per net lot area: 1 tree including number of trees ensuring minimum measurement = 78 trees in net lot area = | 335 | trees |
| B. % Palms Allowed: No. trees required x 30% = | 315 | — |
| C. % Native Required: No. trees provided x 30% = | 315 | 250* |
| D. Street trees proportion average spacing of 25' o.c.: 6,345 linear feet along street = | 135 | 135 |
| E. Shrubs located directly beneath power lines: maximum average spacing of 25' o.c. ____ linear feet along shrub / 25 = | n/a | n/a |
| F. Total Trees Required: A + D + E = 384 Total Trees | 531 | 385* |
| SHRUBS: | | |
| A. No. trees required x 10 = No. of shrubs allowed | 8,940 | 9,409* |
| B. No. shrubs allowed x 30% = No. of native shrubs required | 4,752 | 5,265* |

SEE LANDSCAPE

Typical RPO Landscape Plan Breakdown:

MODEL A (QTY. 4): Trees = 8 — Shrubs = 120 — Native Trees = 8 — Native Shrubs = 60

MODEL B (QTY. 62): Trees = 8 — Shrubs = 120 — Native Trees = 8 — Native Shrubs = 84

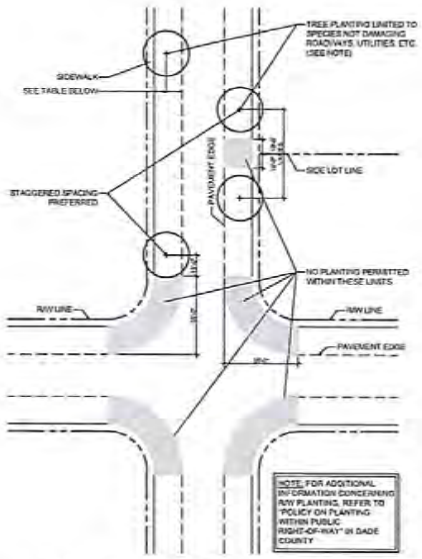
MODEL C (QTY. 4): Trees = 8 — Shrubs = 112 — Native Trees = 8 — Native Shrubs = 140

CLUSTERED SFH (QTY. 27): Trees = 216 — Shrubs = 4,347 — Native Trees = 162 — Native Shrubs = 5,661

TOTAL: Trees = 251 — Native Trees = 182 — Shrubs = 4,719 — Native Shrubs = 5,945

## PLANT SCHEDULE OVERALL SITE PLAN

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | NATIVE | NOTES |
|---|---|---|---|---|---|---|
| TREES: | | | | | | |
| | BS | 10 | Bursera simaruba<br>Gumbo Limbo | 6' HT. X 1.5" CAL. | Y | - |
| | CS | 24 | Conocarpus erectus sericeus<br>Glaucous Cuvora | 10' HT. X 4' SPR. X 2" CAL. | N | - |
| | CU | 25 | Coccoloba diversifolia<br>Pigeon Plum | 6' HT. X 1.5" CAL. | Y | - |
| | FD | 4 | Filicium decipiens<br>Japanese Fern Tree | 12' HT. X 6' SPR. X 2" CAL. | N | - |
| | PE | 9 | Pinus elliottii<br>Slash Pine | 10' HT. X 4' SPR. X 2" CAL. | Y | - |
| | QV | 9 | Quercus virginiana<br>Live Oak | 6' HT. X 1.5" CAL. | Y | - |
| | TH | 7 | Tabebuia heterophylla<br>Pink Tabebuia | 10' HT. X 4' SPR. X 2" CAL. | N | - |
| STREET TREES: | | | | | | |
| | CD1 | 60 | Coccoloba diversifolia<br>Pigeon Plum | 12' HT. X 6' SPR. X 2" CAL. | Y | STREET TREE |
| | CE1 | 16 | Conocarpus erectus<br>Green Buttonwood | 12' HT. X 6' SPR. X 2" CAL. | Y | STREET TREE |
| | CES1 | 34 | Conocarpus erectus sericeus<br>Silver Buttonwood | 12' HT. X 6' SPR. X 2" CAL. | Y | STREET TREE |
| | QVI | 75 | Quercus virginiana<br>Live Oak | 12' HT. X 6' SPR. X 2" CAL. | Y | STREET TREE |
| | Tsri | 14 | Tabebuia heterophylla<br>Pink Tabebuia | 12' HT. X 6' SPR. X 2" CAL. | N | STREET TREE |
| SHRUBS: | | | | | | |
| | CG | 274 | Clusia guttifera<br>Small Leaf Clusia | 24" HT. X 24" SPR. / 24" O.C. | Y | - |
| | CE2 | 873 | Conocarpus erectus<br>Green Buttonwood | 24" HT. X 24" SPR. / 24" O.C. | Y | - |
| SHRUB AREAS: | | | | | | |
| | CH | 62 | Chrysobalanus icaco 'Red Tip'<br>Red Tip Cocoplum | 18" HT. X 18" SPR. / 18" O.C. | Y | - |
| | HP | 68 | Hamelia patens<br>Firebush | 18" HT. X 18" SPR. / 18" O.C. | Y | - |
| GROUND COVERS: | | | | | | |
| | FM | 420 | Ficus microcarpa<br>Green Island Ficus | 15" HT. X 15" SPR. / 15" O.C. | N | - |
| LAWN | Ac. Required: | | Stenotaphrum secundatum 'Floratam'<br>ST. AUGUSTINE GRASS | SOLID SOD W/ 100% | | |




## Public R.O.W. Planting Setback

SCALE: 1" = 40'-0"

| | DESIGN SPEED | | |
|---|---|---|---|
| ROADWAYS | BELOW 35 mph | 35 - 45 mph | 50 mph & ABOVE |
| NO CURB & GUTTER | 8' | 14' | 20' |
| WITH CURB & GUTTER | 4' | 4' | 14' |

LANDSCAPE NOTES:

- NO TREES SHALL BE PLANTED ON TOP OR ADJACENT TO PROPOSED FRENCH DRAINS OR INLETS.
- ALL LANDSCAPE INSIDE THE PROPERTY ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10' x 10' SAFE SIGHT-TRIANGLE, PER SEC. 33-11 OF MIAMI-DADE COUNTY CODE.
- SEE PUBLIC R.O.W. PLANTING SETBACK DETAILS FOR TREES WITHIN R.O.W.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW COMPLIANCE WITH PWD STANDARD GS.1
- DRIVEWAYS AND APPROACHES MUST ADHERE TO MDC DETAILS, MUST BE FLARED OR MIN. 5'-0" RADIUS, AND SHALL NOT BE WIDER THAN 20'-0".
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF TREE TRUNK.

## Canopy Replacement Calculations

| Tree / Palm | Quantity | Credit | Total Credits |
|---|---|---|---|
| Native Shade (Hardwood) Tree 1 | 189 | 500 | 94,500 |
| Native Shade (Hardwood) Tree 2 | 84 | 300 | 25,200 |
| Palm 1 | 0 | 300 | - |
| Palm 2 | 0 | 100 | - |
| Small Tree | 0 | 200 | - |
| **Total Credits Provided** | | | 119,700 |
| **Total % Native** | | | 77% |

WITKIN HULTS + PARTNERS
357 South 21st Avenue, Hollywood, Florida
Phone 954.323.0441 Fax 954.923.5268
www.witkinhults.com

RODAN ESTATES
MIAMI - DADE COUNTY
INDEX

Project

| Revisions | Date | By |
|---|---|---|

Seal

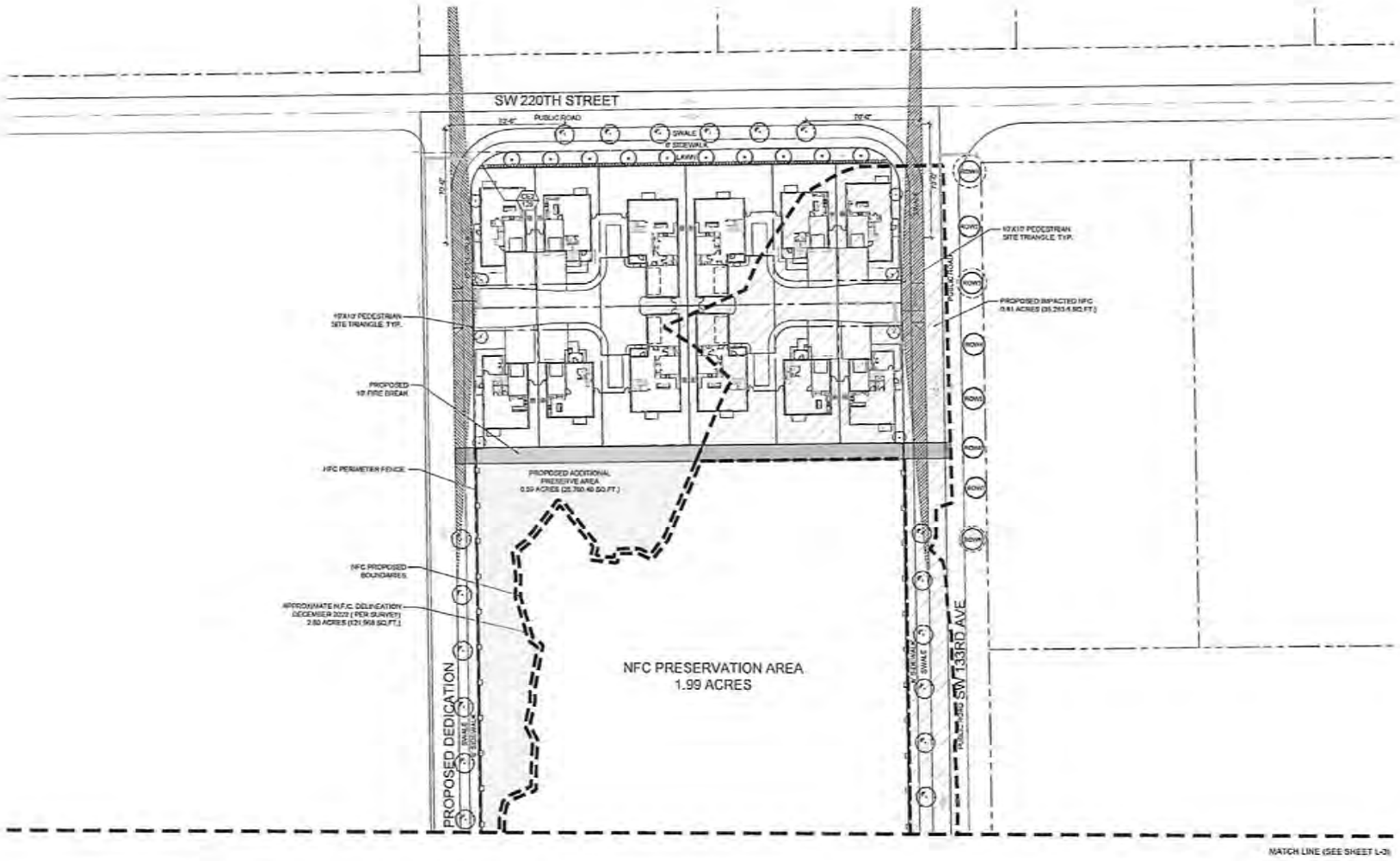
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Member: A.S.L.A.

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Date: 09/08/2025
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Drawn by: LSC
Sheet No.:

L-1

Cad file: 2025-006

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## LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

| LEGEND |
| --- |
| EXISTING TREE |
| TREE CANOPY |

WITKIN HULTS + PARTNERS

RODAN ESTATES
MIAMI - DADE COUNTY
LANDSCAPE PLAN

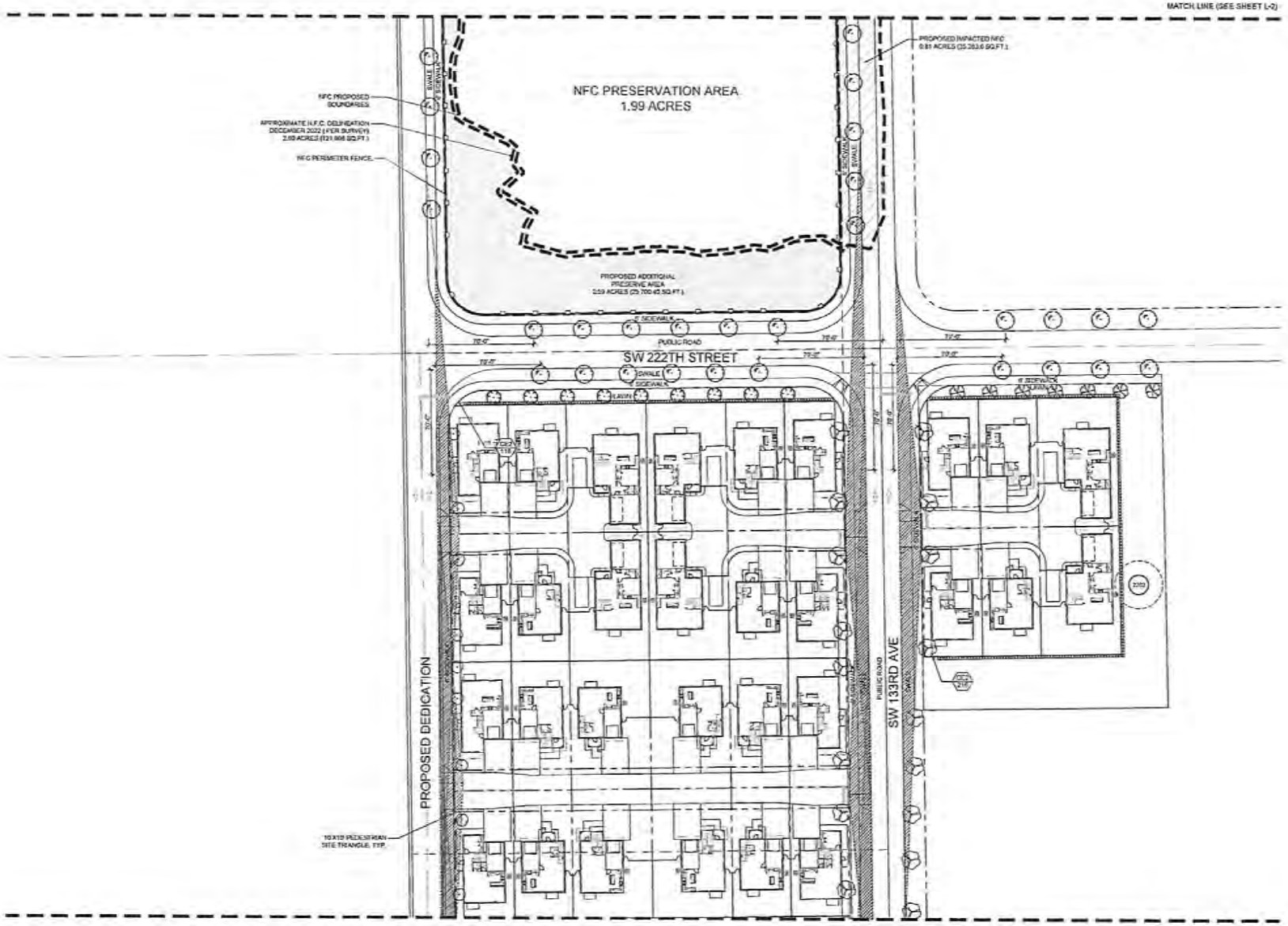
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Drawing: Landscape Plan
Date: 01/14/2025
Scale: See Left
Drawn by: LBC
Sheet No.:

L-2

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LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

LEGEND

- EXISTING TREE
- TREE CANOPY

WITKIN HULTS + PARTNERS

RODAN ESTATES

MIAMI - DADE COUNTY

LANDSCAPE PLAN

Revisions | Date | By

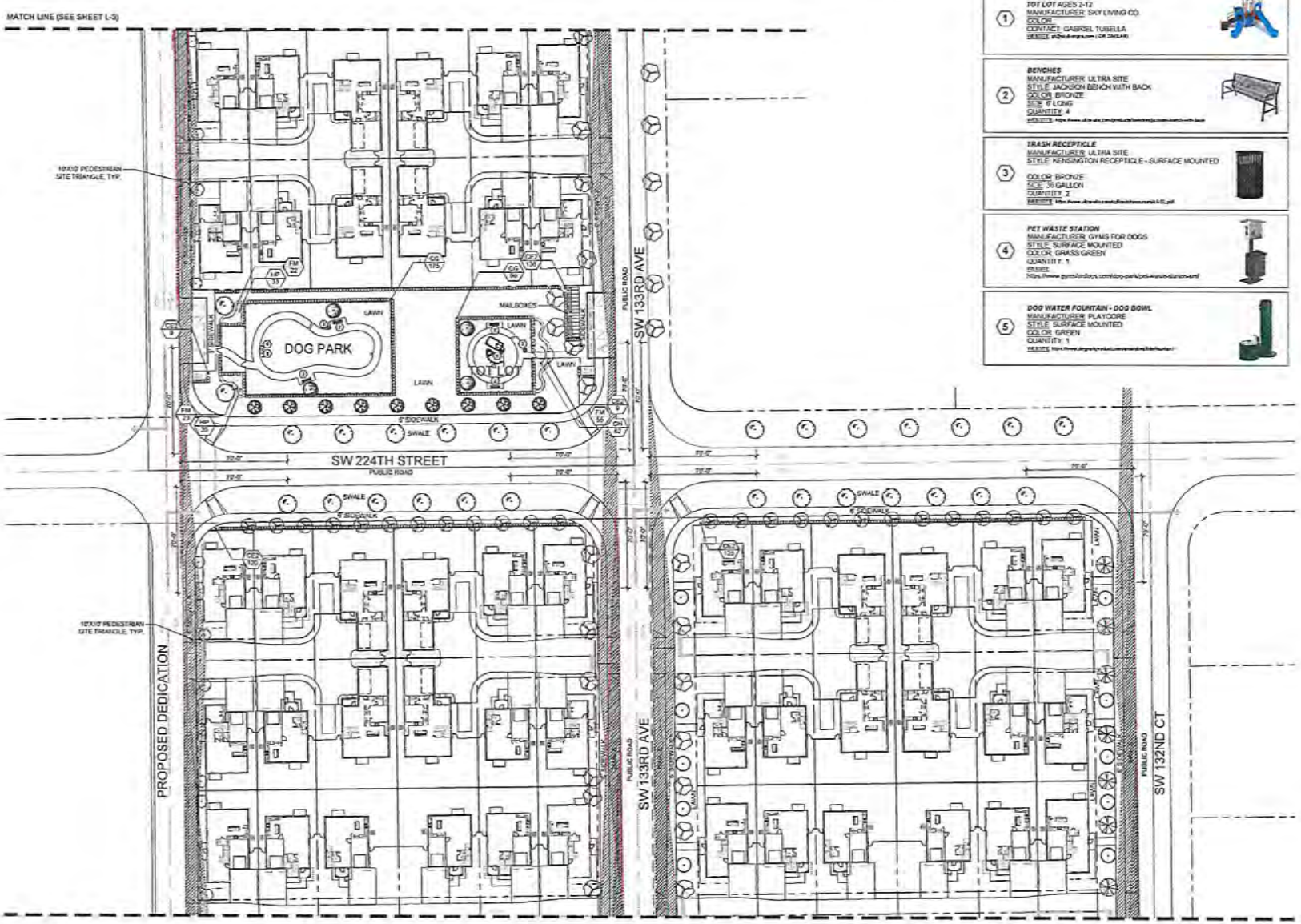
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Lic. # LA0667230
Member A.S.L.A.

Drawing: Landscape Plan
Date: 09/14/2025
Scale: See Left
Drawn by: LDC
Sheet no.

L-3

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: SEP 30 2025 BY: ISA




TOT LOT & DOG PARK SITE FURNITURE & AMENITIES

1. **TOT LOT** AGES 2-12
   MANUFACTURER: SKY LIVING CO.
   COLOR:
   CONTACT: GABRIEL TUSELLA
   WEBSITE: gt@skylivingco.com (OR SIMILAR)



2. **BENCHES**
   MANUFACTURER: ULTRA SITE
   STYLE: JACKSON BENCH WITH BACK
   COLOR: BRONZE
   SIZE: 6' LONG
   QUANTITY: 4
   WEBSITE: https://www.ultrasite.com/product-family/jackson-bench-with-back



3. **TRASH RECEPTICLE**
   MANUFACTURER: ULTRA SITE
   STYLE: KENSINGTON RECEPTICLE - SURFACE MOUNTED
   COLOR: BRONZE
   SIZE: 36 GALLON
   QUANTITY: 2
   WEBSITE: https://www.ultrasite.com/product-family/kensington-receptacle-surface-mount/



4. **PET WASTE STATION**
   MANUFACTURER: GYMS FOR DOGS
   STYLE: SURFACE MOUNTED
   COLOR: GRASS GREEN
   QUANTITY: 1
   WEBSITE: https://www.gymsfordogs.com/dog-park/pet-waste-station.html



5. **DOG WATER FOUNTAIN - DOG BOWL**
   MANUFACTURER: PLAYCORE
   STYLE: SURFACE MOUNTED
   COLOR: GREEN
   QUANTITY: 1
   WEBSITE: https://www.playcore.com/products/details/water-fountains



## LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

WITKIN HULTS + PARTNERS

RODAN ESTATES
MIAMI - DADE COUNTY
LANDSCAPE PLAN

Revisions | Date | By

Seal

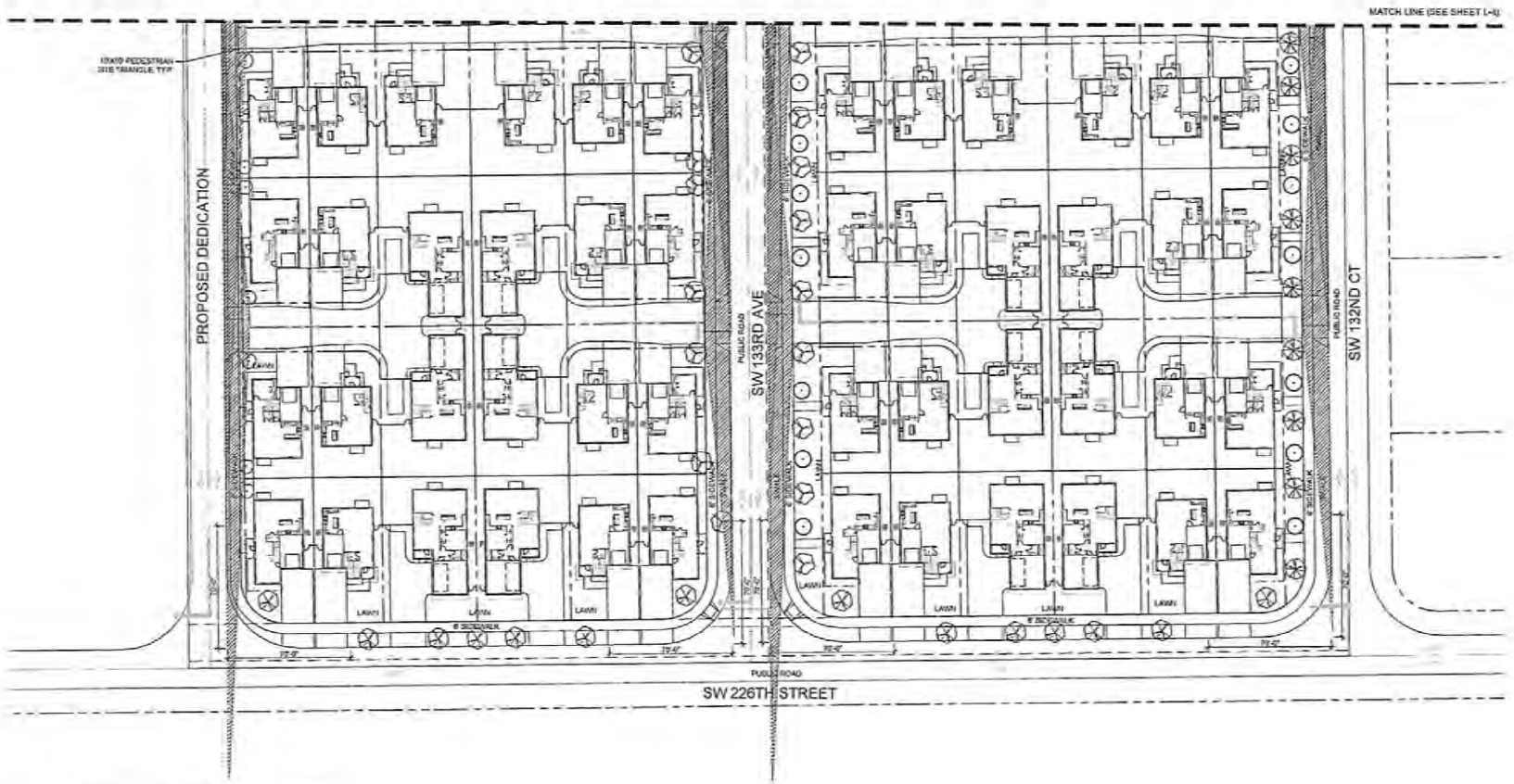
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Member: A.S.L.A.

Drawing: Landscape Plan
Date: 01/14/2025
Scale: See Left
Drawn by: LBC
Sheet No:

L-4

Cad Id.: 2023-001

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LANDSCAPE PLAN NORTH

Scale: 1" = 20'-0"

WITKIN HULTS + PARTNERS

RODAN ESTATES

MIAMI - DADE COUNTY

LANDSCAPE PLAN

Revisions | Date | By

Seal

Drawing: Landscape Plan

Date: 01/14/2025

Scale: See Left

Drawn by: LEC

Sheet no.

L-5

Cad file: 2025-026

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PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

**DISCLOSURE OF INTEREST***

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **CITINET AVENTURA LLC, a Florida limited liability company**

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| LUIS RODAN | 90% |
| 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA | |
| ILANA GOLDENSTEIN | 10% |
| 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA | |

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
| | |
| | |

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| | |
| | |
| | |

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

NAME OF PURCHASER: **Lennar Homes, LLC, a Florida limited liability company**

| NAME AND ADDRESS (if applicable) | Percentage of Interest |
|---|---|
| **Lennar Corporation** * - 5505 Waterford District Drive, Miami FL 33126 | **99%** |
| **U.S. Home Corporation** (a wholly owned subsidiary of Lennar Corporation*, aa publicly traded company) | **1%** |

* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

**CITINET AVENTURA LLC, a Florida limited liability company**

By: _____
Print Name: **Luis Rodan**
Title: **Manager**

Sworn to and subscribed before me this 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.

_____
(Notary Public)

KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

My commission expires April 23, 2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED
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PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

**DISCLOSURE OF INTEREST***

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **REDLANDS GROVE LLC, a Florida limited liability company**

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| THE GROVE ESTATES PARTNERS CORP. (OWNED BY LUIS RODAN & ILANA GOLDENSTEIN) | 55% |
| 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA | |
| KESEV INC (OWNED BY KING INTERNATIONAL GROUP WHICH IS OWNED BY FRANKLIN GOLDENSTEIN & SYLVIE BARON GOLDENSTEIN) | 45% |
| QUINTA AGUAMIEL, CALLE LA ENTRADA. URB. MIRANDA. CARACAS, VENEZUELA | |

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
| | |
| | |

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| | |
| | |
| | |

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

NAME OF PURCHASER: **Lennar Homes, LLC, a Florida limited liability company**

| NAME AND ADDRESS (if applicable) | Percentage of Interest |
|---|---|
| **Lennar Corporation** * - 5505 Waterford District Drive, Miami FL 33126 | **99%** |
| **U.S. Home Corporation** (a wholly owned subsidiary of Lennar Corporation*, aa publicly traded company) | **1%** |

* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

**REDLANDS GROVE LLC, a Florida limited liability company**

By: _____

Print Name: **Luis Rodan**

Title: **Manager**

Sworn to and subscribed before me this 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.

_____
(Notary Public)

KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

My commission expires April 23, 2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: NOV 6 2025 BY: E307493

This instrument was prepared by:

Name: Hugo P. Arza, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space reserved for Clerk of Court)

**PLANNED AREA DEVELOPMENT DECLARATION OF RESTRICTIONS**
**(Zoning Covenant)**

***WHEREAS,*** the undersigned owner, **REDLANDS GROVE LLC**, a Florida limited liability company, and **CITINET AVENTURA LLC**, a Florida limited liability company (hereinafter, referred to collectively as the "Owner"), holds the fee simple title to that certain approximately ±20.915 gross acres (±20.15 net acres) parcel of land, located between SW 220th Street and SW 226th Street and between SW 132nd Court and SW 133rd Court in unincorporated Miami-Dade County, Florida, and identified by the Property Appraiser's Office under Tax Folio Nos. 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284, in Section 14, Township 56 South, Range 39 East, which is legally described in Exhibit "A" attached hereto and hereinafter referred to as the "Property," which is supported by the Opinion of Title; and

***WHEREAS***, the Property is subject to a proposed Small-Scale amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") filed in the January 2025 CDMP Cycle and said amendment is identified as Application No. CDMP20250003 (the "Application"); and

***WHEREAS***, the Owner filed Application No. Z2025000020 (the "Application") with Miami-Dade County (the "County") for a district boundary change (and other related requests) on the Property to the Planned Area Development ("PAD") district, pursuant to Article XXXIIID of the Code of Miami-Dade County (the "Code"); and

***WHEREAS***, Code Section 33-284.26(B)(l)(a) requires the Owner to submit to the Miami-Dade County Department of Regulatory and Economic Resources (the "Department") a recordable agreement guaranteeing the development of the Property in accordance with promises made in the documents submitted to the County with the Application, as approved by the Board of County Commissioners (the "BCC"); and

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***WHEREAS***, this Planned Area Development Agreement ("Agreement") is submitted pursuant to Code Section 33-284.26(B) and is contingent upon and will be effective only upon final approval by the BCC of the district boundary change and related requests under the Application.

***NOW, THEREFORE***, in order to assure the County that the representations made by the Owner during consideration of the Application will be abided by, the Owner freely, voluntarily and without duress makes this Agreement covering and running with the Property.

1. **Density Limitation.** The Property shall be restricted to a maximum density of one hundred and thirty-eight (138) residential dwelling units.

2. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami Dade County and Water and Sewer Department ("WASD") rules and regulations and design standards.

   The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

3. **Endangered Species Survey.** Prior to approval of any of the following development orders, including but not limited to, Zoning Approvals, Site Plans, Tentative Plats, Final Plats, building permits, zoning improvement permits, lake excavation permits, and Tree Removal permits, for development of any portions of the Property, the applicant shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said development order. The survey(s) shall utilize professionally recognized sampling methodology which shall be

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subject to review and approval by RER-DERM. In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans, tentative plat applications, final plat applications, building permit plans, zoning improvement permits, lake excavation permits and Tree Removal permit plans, subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

4. **Preservation of the Natural Forest Community Pine Rockland.** The Owners acknowledge that a portion of the Property, measuring 2.8 acres in size, is a Natural Forest Community, which is globally imperiled habitat found only in Miami-Dade and Monroe Counties. In order to ensure consistency with the CDMP, including, but not limited to, CDMP policy CON-8A and CON-8D, the Owners shall conserve the Natural Forest Community ("NFC") with its unique features, as provided herein. The Owners shall establish a Natural Forest Community preservation area ("NFC Preserve"), located within the area identified in **Exhibit "B"**. This NFC Preserve shall consist of the entire 2.8 acres of NFC, except to the extent that the NFC is reduced in size through the granting of an NFC removal permit in accordance with section 24-49.2(I)(1)(c) of the Code, and in such cases, the NFC Preserve shall consist of the entirety of the remainder of the NFC after the removal of any trees pursuant to the approved NFC removal permit. The Owners agree that prior to the County's tentative plat approval for any portion of the Property, the Owners agree to establish the NFC Preserve as a separate tract or parcel by plat (separate folio number) or other legal instrument, as may be acceptable to Miami-Dade County. The Owners agree to establish a Special Taxing District or similar mechanism to provide long-term maintenance of the NFC Preserve. The NFC Preserve shall remain in a natural state, shall be maintained as an NFC Preserve in perpetuity, and shall not allow any impacts within the NFC Preserve. The Owners may install a fence around the outside of the NFC Preserve within the area of the Property that is not designated NFC. A firebreak is necessary to maintain the NFC preserve and removal of NFC for creation of the firebreak is prohibited. The Owners agree to perform the removal of exotic vegetation from the NFC Preserve, and the Owners shall maintain the NFC Preserve free of exotic vegetation with the standard maintenance threshold of less than 5% of the entirety of the area to prevent the growth or accumulation of such prohibited species. The Owners agree to obtain a permit that authorizes the removal of exotic vegetation from DERM to maintain the NFC Preserve.

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All Owners of any portion of the Property that is subject to this CDMP application shall be responsible for complying with all requirements related to this NFC Preserve, including, but not limited to, the maintenance and preservation of the NFC. If the Property is conveyed to MDC as an EEL preservation area, the maintenance and preservation obligations in this Declaration may be transferred to the County without the need to amend this Declaration.

5. **Prescribed Burning Notice.** The Owners, their successors, and assigns, shall provide all contracts granting any interest to any portion of the Property with a written notice, acknowledgement, and waiver acknowledging that the Property is located within 5500 feet of an NFC Preserve, which will be subject to periodic controlled burnings to maintain the health and quality of the protected lands. All contracts for sale, lease, or otherwise granting any interest in any portion of the Property shall contain the following statement:

   "Grantee(s) hereby acknowledges and understands that the property which is the subject of this conveyance is located in the vicinity of a designated NFC Preserve, which is subject to periodic burnings to maintain the health and quality of protected pinelands. As a result, Grantee(s) may be affected by smoke generated by the controlled burnings. Grantee(s), its successors, and assigns hereby acknowledge and agree that such controlled burnings do not constitute and shall not be deemed a nuisance by said Grantee. In addition, the Grantee(s) hereby acknowledge and agree to provide the disclosure in this paragraph in any and all future contracts for sale or lease in any portion of the property."

6. **Site Plan.** The Property shall be developed substantially in accordance with the plans entitled "Rodan Estates," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September 30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets.

7. **Anticipated Development Schedule.** Development of the Property is projected to commence within twelve (12) months following the final approval by the County of the

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Application.

8. **Additional Development Information.**

(a) Total Number of Bedrooms. The maximum total number of bedrooms on the Property shall not exceed 552.

(b) Total Building Coverage. The total area of the Property to be covered by buildings and structures (not including entrance features, swimming pools, cabana, pool decks or patios, or accessory garden structures such as fences, gazebos or chickee huts, etc.) shall not exceed approximately ±4.04 acres, or 30.71% of the Property.

(c) Open Space. The area of common open space for the Property shall consist of at least ±3.05 acres, or 23.18% open space. The common open space areas within the Property shall be accessible to future residents of the Property and their guests. Rules and regulations governing the use and accessibility of the common open space areas may be established by the Owner or any homeowners, property owners, or other collective ownership association established to operate and maintain such common open space.

(d) Private Roads and Parking Areas. The private roadways and parking areas designated on the Plans shall consist of ±1.50 acres, or 11.45% of the Property. The precise acreage constituting roadways may be subject to change based on final design and paving criteria.

(e) Population Projection. The estimated population projection anticipated to result from the development of the Property is approximately 389 persons.

9. **Types of Dwelling Units.** The Owner agrees that the Property shall be developed with detached single-family residences to include models and sizes as follows:

**MODELS ON CLUSTERED AND NON-CLUSTERED LOTS**

**Model Unit A (3 Bedrooms, 2.5 Baths)**

Maximum Unit Gross Area: 1,950 sq. ft.

Maximum Lot Coverage to Centerline of Interior Street: 1,046 sq. ft. (31.2%)

Maximum Lot Coverage Corner: 1,046 sq. ft. (33.8%)

Minimum Private Open Space: 729 sq. ft.

Maximum Height to Top of Roof: 2 stories, 25'-9"

Minimum Front Setback: 18'-3"

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Minimum Front Setback Corner: 25'-1"
Minimum Setback to Garage: 20'-0"
Minimum Rear Setback: 17'-8"
Minimum Interior Side Setback: 5'-0"
Minimum Side Street Setback: 5'-0"

**Model Unit B (3 Bedrooms, 2.5 Baths)**

Maximum Unit Gross Area: 2,119 sq. ft.
Maximum Lot Coverage to Centerline of Interior Street: 1,109 sq. ft. (33.1%)
Maximum Lot Coverage Corner: 1,109 sq. ft. (35.8%)
Minimum Private Open Space: 709 sq. ft.
Maximum Height to Top of Roof: 2 stories, 25'-9"
Minimum Front Setback: 18'-0"
Minimum Front Setback Corner: 24'-10"
Minimum Setback to Garage: 20'-0"
Minimum Rear Setback: 17'-0"
Minimum Interior Side Setback: 5'-0"
Minimum Side Street Setback: 5'-0"

**Model Unit C (4 Bedrooms, 3 Baths)**

Maximum Unit Gross Area: 2,371 sq. ft.
Maximum Lot Coverage to Centerline of Interior Street: 1,254 sq. ft. (37.4%)
Maximum Lot Coverage Corner: 1,254 sq. ft. (40.5%)
Minimum Private Open Space: 575 sq. ft.
Maximum Height to Top of Roof: 2 stories, 25'-9"
Minimum Front Setback: 17'-3"
Minimum Front Setback Corner: 26'-1"
Minimum Setback to Garage: 20'-0"
Minimum Rear Setback: 11'-3"
Minimum Interior Side Setback: 4'-4"
Minimum Side Street Setback: 4'-4"

**Model Unit D (4 Bedrooms, 2.5 Baths)**

Maximum Unit Gross Area: 2,542 sq. ft.

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Maximum Lot Coverage to Centerline of Interior Street: 1,293 sq. ft. (38.6%)

Maximum Lot Coverage Corner: 1,293 sq. ft. (41.8%)

Minimum Private Open Space: 596 sq. ft.

Maximum Height to Top of Roof: 2 stories, 25'-9"

Minimum Front Setback: 13'-6"

Minimum Front Setback Corner: 22'-4"

Minimum Setback to Garage: 20'-0"

Minimum Rear Setback: 12'-0"

Minimum Interior Side Setback: 4'-4"

Minimum Side Street Setback: 4'-4"

**Model Unit E (5 Bedrooms, 3 Baths)**

Maximum Unit Gross Area: 2,944 sq. ft.

Maximum Lot Coverage to Centerline of Interior Street: 1,658 sq. ft. (37.7%)

Minimum Private Open Space: 982 sq. ft.

Maximum Height to Top of Roof: 2 stories, 26'-1"

Minimum Front Setback: 5'-0"

Minimum Rear Setback: 6'-9"

Minimum Interior Side Setback: 5'-0"

Minimum Side Street Setback: 2'-0"

Minimum Side Street Setback (To Garage): 20'-0"

Model Unit E Parking: The garage shall not be enclosed in any manner for habitable space and remain for parking of vehicles and storage of items only.

10. **Accessory Buildings and Uses on Single-Family Residential Lots.** The Owner agrees that permanent accessory buildings and uses on single-family residential lots shall be ancillary to single-family residences and developed as follows:

| Pool, spa, gazebo and shed setbacks: | |
|---|---|
| Front | 52’ |

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| | |
|---|---|
| Rear | 5′ |
| Interior sides | 5′ |
| Side Street | 5’ |
| Spacing from house for pools or spas | 5′ |
| Spacing from house for structures | 5’ |
| | |
| Screen enclosure and trellis setbacks: | |
| Front | 52’ |
| Rear | 4’ |
| Interior side | 4′ |
| Side Street | 5’ |
| | |
| Accessory structures of four (4) feet high or less: | |
| Front | 52’ |

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| | |
|---|---|
| Rear | 2′ |
| Side(s) | 2′ |
| | |
| Accessory Building Coverage: | No more than 45% of the rear yard. |

11. **Ownership and Maintenance of Roadways and Common Areas.** One or more property owners' association(s) or similar association(s) or special taxing district(s) or Community Development District (CDD) approved by Miami-Dade County in accordance with applicable regulations shall be created for the maintenance of the roadways and common areas within the Property.

12. **Pedestrian and Vehicular Access.** Owner agrees to provide for permanent and safe access for pedestrian and vehicular traffic within the Property and particularly for right of access for fire, police, health, sanitation, and other public service personnel and vehicles. The roadways shall be installed and maintained by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers, and fire hydrants, subject to the approval of the appropriate County departments.

**Miscellaneous**

A. County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and

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its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, its heirs, successors and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law,

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in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results

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in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. Owner. The term "Owner" shall include the Owner, and its heirs, successors, and assigns.

*[Signature pages follow]*

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**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: NOV 6 2025 BY: E307493

The undersigned, **Redlands Grove LLC**, a Florida limited liability company, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

***IN WITNESS WHEREOF***, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 2025.

**WITNESSES:**

_____
Signature

_____
Print Name

_____
Address

_____
Signature

_____
Print Name

_____
Address

**Redlands Grove LLC, a Florida limited liability company**

By: _____
Luis Rodan, Manager
20100 NE 25 Court
Miami, Florida 33180

**STATE OF FLORIDA )**
**) SS:**
**COUNTY OF MONROE )**

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Luis Rodan, as Manager of Redlands Grove LLC, on behalf of said company. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____day of _____, 2025, in the County and State aforesaid.

_____
*Signature*

Notary Public-State of _____

_____
*Print Name*

My Commission Expires:

Section-Township-Range: 14-56-39
Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

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**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: NOV 6 2025 BY: E307493

The undersigned, **Citinet Aventura LLC**, a Florida limited liability company, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

***IN WITNESS WHEREOF***, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 2025.

**WITNESSES:**

_____
Signature

_____
Print Name

_____
Address

_____
Signature

_____
Print Name

_____
Address

**Citinet Aventura LLC, a Florida limited liability company**

By: _____
Luis Rodan, Manager
20100 NE 25 Court
Miami, Florida 33180

**STATE OF FLORIDA** )
) **SS:**
**COUNTY OF MIAMI-DADE** )

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Luis Rodan, as Manager of Citinet Aventura LLC, on behalf of said company. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____day of _____, 2025, in the County and State aforesaid.

_____
*Signature*

Notary Public-State of _____

_____
*Print Name*

My Commission Expires:

Section-Township-Range: 14-56-39
Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

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**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: NOV 6 2025 BY: E307493

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

PARCEL 1:

THE EAST 330 FEET OF THE WEST 685 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 355 FEET, OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

THE EAST 330 FEET OF THE WEST 1015 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

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Section-Township-Range: 14-56-39
Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: NOV 6 2025 BY: E307493

**EXHIBIT "A" (Cont.)**

**LEGAL DESCRIPTION**

PARCEL 6:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 150 FEET, AND LESS THE SOUTH 428 FEET, AND LESS THE NORTH AND WEST 25 FEET THEREOF, SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7:

ALL THAT PORTION OF THE EAST 660 FEET OF THE WEST 1015 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTHERLY 660 FEET THEREOF.

H&K DRAFT 11-5-2025

Section-Township-Range: 14-56-39
Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: NOV 6 2025 BY: E307493

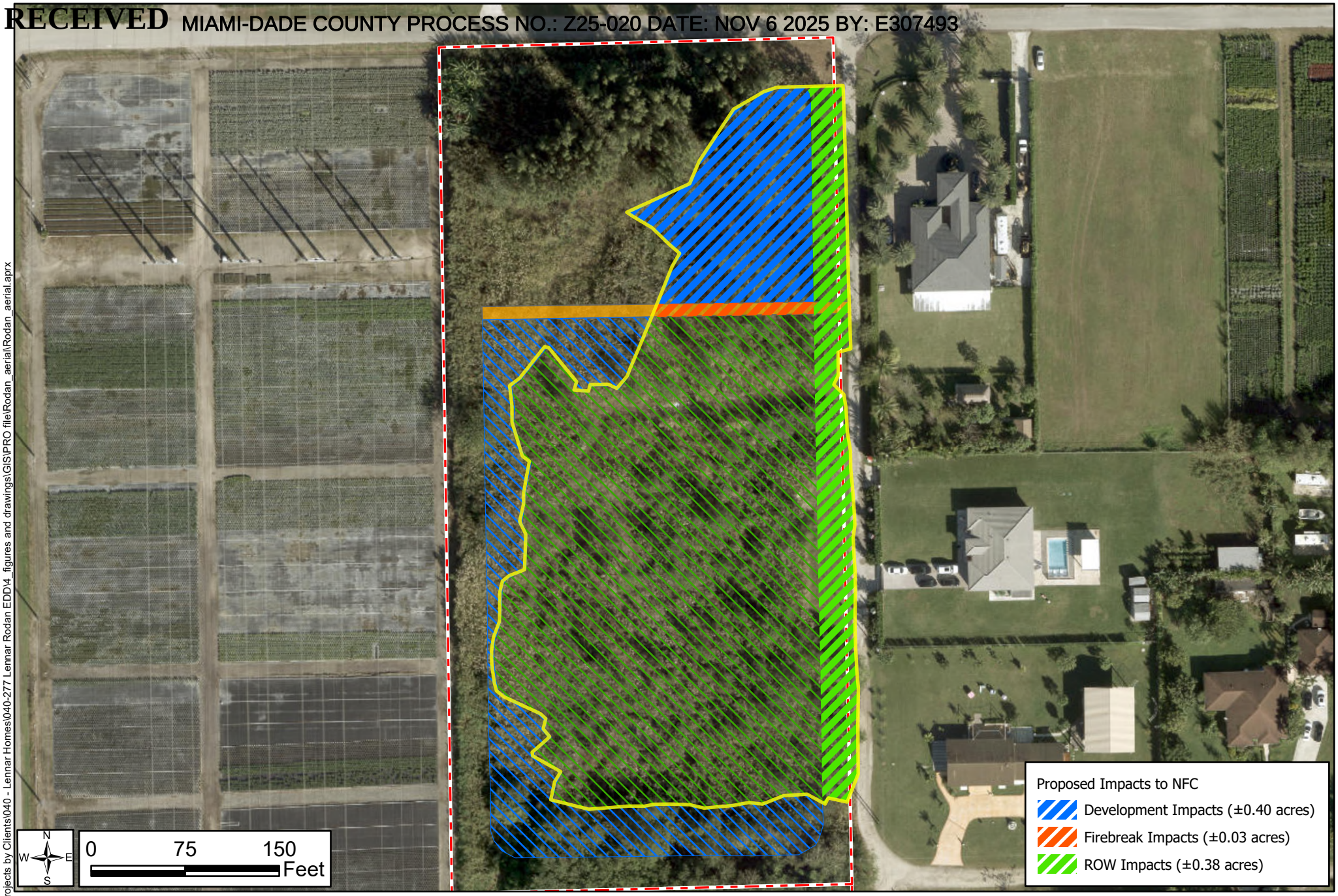
**EXHIBIT "B"**

**NFC PRESERVE AREA**

H&K DRAFT 11-5-2025

Section-Township-Range: 14-56-39
Folio Number: 30-6914-000-0228, 30-6914-000-0260, 30-6914-000-0270, 30-6914-000-0271, 30-6914-000-0283, and 30-6914-000-0284

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**Rodan Estates**
South of the Intersection of
SW 220th Street and SW 133rd Avenue
Section 14, Township 56 South, Range 39 East
Unincorporated Miami-Dade County, Florida

- Approximate Development Site Boundary (±20.92 acres)
- Natural Forest Community (NFC) Delineation (±2.80 acres, 121,968 sq ft)
- 10-Foot Firebreak
- Proposed Preserved NFC (±1.99 acres, 86,684.40 sq ft)
- Proposed Additional Preserve Area (±0.59 acres, 25,700.40 sq ft)

**Proposed Preservation and Impact Areas**
Figure 2

| CHECKED BY: GLC | DRAWN BY: DC | PROJECT NUMBER 040-277 | SCALE: AS SHOWN | **DATE: 10/7/2025** |
|---|---|---|---|---|

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